



# The Villas Voice

SADDLEBROOKE VILLAS UNITS 35 & 35A

SEPTEMBER 2021

WEBSITE: [www.sbvillas2.com](http://www.sbvillas2.com)

## Neighborhood News

Fall has officially arrived and it looks like our 100 degree days may be nearly over for 2021. Summer in Saddle- Brooke ended in a fury and our last major monsoon storm on September 5<sup>th</sup> certainly left its mark.xx

The Board has several introductions to make. John Ryan has been appointed to fill the Board vacancy left by the resignation of Connie Rank-Smith. Erica Rivera and Jesica Woods are now our Association Manager and Assistant Manager, replacing Geoff Obral and Katrina Hernandez. More information on these changes is available in separate articles in this issue.

Northwest Exterminating reminds us that the insect population has increased greatly due to all the rain. The number of ants, mosquitoes , scorpions and, of course, termites is noticeably larger so beware!!

Related to all the issues we're having is their repair or remediation. Please remember, **DO NOT CALL CADDEN WITH YOUR WORK ORDER OR SERVICE REQUESTS!!** If you have an insect or pest control problem, call Northwest Exterminating as instructed in this newsletter. If you have an **EMERGENCY** landscape issue, call Bob Petrou. For all other work requests, file a work order (forms are found on either the [sbvillas2.com](http://sbvillas2.com) or the [cadden.com](http://cadden.com) websites).

**WE HOPE TO SEE YOU AT THE VILLAS MEETING – OCTOBER 27<sup>th</sup> AT 2:00PM. More details to follow.**

**Thank you for your cooperation.**



**Important Notice - Updated**  
**New Contact Information for**  
**Northwest Exterminating**

The Villas now has a new contact at NORTHWEST EXTERMINATING regarding pest issues.

Call **Rebecca** at Northwest Exterminating Directly - if you contact someone else, you will be billed for the service. If you contact Rebecca, the Villas Association will pay for those services covered by the Association's contract with Northwest.

**Work: 520 888-2847**  
**email: [nwcommercial@nwest.net](mailto:nwcommercial@nwest.net)**

When calling, identify yourself as a Saddlebrooke Villas homeowner and ask to speak to someone regarding pest issues at your Villa. Failure to do so will just confuse and slow down the response.

**DO NOT call CADDEN Management regarding pest issues.**

If you have any questions, please call Dwight Cox (317) 251-3741, our volunteer chairperson for the Villas Pest Committee





## August 31, 2021 Ending Balances



Operating Balance - Alliance Bank	\$ 168,258.34
Utility Deposits	\$ 2,750.00
Irrigation Replacement Contribution Funds	\$ (25,560.00)
Due to Reserves	\$ 0.00
Reserves Balance —Alliance Bank	\$ 136,441.16
National Cooperative Bank 24M CD—0.70% 10/17/22	\$ 202,705.13
Metro Phoenix Bank 12M CD—0.60% 1/6/2022	\$ 143,040.16
Gateway 12M CD—1.25% 4/15/2022	\$ 247,267.35
CIT Bank 18M CD—0.60% 11/27/2022	\$ 40,020.39
CIT Bank 24M CD-1.00% 8/5/2022	\$ 106,284.98
Pacific Premier Bank—0.35% 11/3/21	\$ 160,361.64
Alliance Bank 12M CD—0.45% 5/11/22	\$ 40,045.39
CIT Bank 18M CD—0.60% 11/27/22	\$ 40,020.39
Metro Phoenix Bank CD—0.35% 06/07/22	\$ 100,000.00
Pacific Premier CD—0.20% 12/6/21	\$ 85,000.00
CDARS/Alliance Bank—0.20% 9/16/21	\$ 60,012.98
CDARS—07/07/22 0.45%	\$ 100,067.83

Delinquent Assessments:	\$ 1,108.04
Assessments	\$ 642.00
Late Fee	\$ 264.50
Interest	\$ 46.54
Attorney Fees	\$ 0.00
CCM Collect.	\$ 40.00

Prepaid Assessments	\$ 42,778.50
Unpaid Bills	\$ 0.00



## Villas Social Committee



And boy did it pour on Sunday, Sept 5 and members of the Social Committee kept their fingers crossed that such a heavy rainfall would not occur on Monday, Labor Day, 9/6, ( it didn't). We had an event, outside, with over 75 residents in attendance. Thanks to Phoebe for organizing this event, which kept the food tables clear of a crowd. Food came from Beyond Bread, a favorite. Our raffle winnings went to Sally Pittsley, Fran Meckler, Debbie and Dan Craig. Congrats all around, and thank you to our neighborhood for making this such a successful event. Special thanks to Shirley Nuss, Mo Spence, Kathy VonBargen and JoAnn Woods – volunteers who graciously served at the tables.

**News Flash!!!** - Debbie Keefer and Linda Davis just volunteered to join the Social Committee – we welcome them with open arms.

Our next event, planned for all residents, is dinner at Carlotta's on Wednesday, October 20 at 4:30 p.m. We are limited to 40.

We will take a break in November, but please mark your calendars for our Holiday Brunch on Saturday, December 11 at 10:00 a.m. where mimosas will be served, along with orange juice and coffee and with the residents bringing their best breakfast/brunch dishes.

Remember - Villa gals meet for breakfast at the Bistro on Wednesdays at 7:30 a.m. while the guys meet on Saturdays at 7:00 a.m. also at the Bistro. Also, Villas residents gather on Wednesdays at 4:30 p.m. for Happy Hour at the Bistro – these events are not sponsored by the Social Committee, but a great way to meet and greet!!

Our committee members are: Phoebe Bax, Arlene Housmyer, Sharon Ingle, Linda Davis, Fran Meckler, Debbie Keefer, Sandy Bailey, Angie Ruble, Pat Carlson, Marjorie Diederichs, Mary McChesney, Donna Webber and Kathy Kontos.

Arlene Housmyer  
Publicity  
Villas II Social Committee

## BOARD ANNOUNCEMENT

Our Association uses Cadden Community Management to assist the Board in the management of our organization. As part of the Cadden's Management, our Association is assigned a Community Manager and an Assistant Community Manager.

Geoff Obral and Katrina Hernandez have been our Community Manager and Assistant Community Manager for the last four plus years. Geoff and Katrina have accepted new positions within Cadden and are transitioning to their new positions.

We wish Geoff and Katrina the very best in their new positions and thank them for their dedicated efforts to our Association. Geoff and Katrina are actively working to assist in the transition for the new managers.

Our new Community Managers are Erica Rivera and Jesica Woods.

### **Erica Rivera - Community Association Manager:**

Erica brings a wealth of experience, having over seven years experience in HOA management, covering various size properties from single homes to large scale master plan communities.

Erica has completed her M-100 certificate through the Community Associations Institute and is currently working on her CMCA credentials program for Community Association Managers.

Erica's contact information:

[erivera@cadden.com](mailto:erivera@cadden.com)  
520-297-0797 Ext. 349

### **Jesica Woods - Assistant Community Association Manager:**

Jessica has been in the Association Management industry for over three years and a resident of Arizona for six years.

Jesica's contact information:

[jwoods@cadden.com](mailto:jwoods@cadden.com)  
520-297-0797 Ext. 337

Please join us in welcoming Erica and Jesica to our community.

## **BOARD MEMBER CHANGE**

Connie Rank-Smith has tendered her resignation from our Association Board. Connie has sold her Villa, but is remaining in Saddlebrooke, having purchased a house.

Connie was an active Board member and Treasurer for a number of years, contributing many hours to improving our Association. During her tenure she oversaw changes to our investment, insurance and budgeting processes. She also served as the Board liaison to the Nominations and Elections Committee. We owe Connie a debt of gratitude for her dedication.

While we will miss Connie, we wish her the best of luck in her new home. You may still see her walking her dog Bailey in the Villas, as her new house is not far from the Villas.

The Board has elected John Ryan to serve the rest of Connie's term.

John has previously been a Board member for a number of terms. John brings a wealth of knowledge related to the operations of an Association. He has been recently serving as a member of the Paint and Exterior Committee.

John will serve as the liaison to the Paint & Exterior Committee.

Please welcome John back to the Board.

Your Association Board of Directors

## **Important Villas Dues Allocation**

A number of Villas homeowners have expressed confusion about the dues we pay. Hopefully, this information will provide clarification.

The Villas are a part of HOA2 and, accordingly, we pay the same association dues as all HOA2 homeowners. These dues are assessed twice a year. For 2021, the two payments are \$1366.00 each. This money is used solely by HOA2 and none is rebated to the Villas.

The Villas dues are completely separate. They are paid monthly to SaddleBrooke Two Villas c/o Cadden Management Co. For 2021, the monthly fee is \$220.00 allocated as follows:

\$65.00 – Designated for the Reserve Fund  
\$76.91 – Landscaping Expenses  
\$18.14 – Administrative Expenses  
\$18.78 – Fixed Expenses  
\$12.01 – Maintenance  
\$10.24 – Pest Control  
\$11.33 – Utilities  
\$15.00 – Special Projects (Irrigation)  
\$227.41 – Total (Excess taken from operating surplus on hand)



## **Attention Homeowners**

**If your Villas dues are automatically deducted through Alliance Bank, you need to call them directly to change the amount to \$220 per month. Their Payment Support number is 844 739-2331.**

## Attention New Villa Owners

Have you purchased your villa within the past 18 months ? If so, this message is for you.

Our Villas Unit Reps, Sharon Ingle and Marjorie Diederichs, hold meetings for new owners . These meetings offer an opportunity for new homeowners to become familiar with the unique qualities, policies and processes in the Villas and to ask any questions they may have. Each household also receives a copy of the Villas New Owners Handbook – a useful compilation of important forms, documents and information that was put together by the Villas Communications Committee.

These meetings will be held on a regular basis now that the meeting rooms have re-opened. The next one will be scheduled for Wednesday, October 20th at 10 AM. Please contact Sharon Ingle at 701 388-1395 if you are interested in attending.

We hope to meet you all in the very near future.

Sharon and Marjorie

## Important Satellite Dish Information

**Satellite dish installation in the Villas does not follow the same guidelines as in the single family homes. Because the Villas Association covers the cost of most exterior maintenance and repair, installation on the roof is not allowed. Securing the dish on a metal sled is also prohibited.**

**The Villas Satellite Dish Permit form has been revised. If you are planning to have a dish installed or are changing providers, please contact me and I will email the new form to you.**

**I will always try to meet the installer at your villa to be sure he plans to follow our rules. If the dish is not installed properly and it has to be changed, the company charges you \$50 or more to move it. We try our best to avoid this.**

**If you have questions, please contact me at [teddy1putt@gmail.com](mailto:teddy1putt@gmail.com) or 825-5746.**

**Thanks for your cooperation,  
Ted Johnson**





## **Villas' Landscape Committee**

### **LANDSCAPE COMMITTEE REPORT**

The large amount of rain during Monsoon season has resulted in many weeds. The Northwest crew is spraying as much as possible to try and keep up. We ask for your patience.

The storm that came through Sunday evening, September 5 resulted in three(3) large trees uprooted. Two(2) have been cleared with one remaining.

This year's new plantings will begin and conclude during the first week of October. There will be fifty(50) desert variety plants, eight(8) boulders and one(1) focal tree. Twenty(22) villas will receive this year's plantings.

The crew continues to fix 20-30 irrigation leaks every week, always on the lots that have not yet received new irrigation lines. The remaining 50% of lots will have new irrigation over the next four and one-half years.

Please remember that a Maintenance Request Form must be submitted, using the Cadden Management website. The only exception is irrigation leaks, in such cases please contact Bob Petrou (520-404-6617) so the information can go to NW Crew immediately.

The Villa Landscape Committee

### **VILLA EXTERIOR IMPROVEMENT PROJECTS:**

Do you have an exterior improvement project in mind? First check the ALC Guidelines, both Villa and HOA2, for any requirements for your project. You will need to complete an HOA2 ALC Permit Application and a Villa Modification Waiver form to obtain an ALC permit. Complete the two forms and attach detailed plans for your project including the color of the materials to be used. You may be contacted for additional details or clarification about your project. Submit the materials to the ALC Administrative Assistant, Chelsea Walther by taking the forms to the Administration Office, or scan them and send them electronically to [Chelsea.Walther@sbhoa2.org](mailto:Chelsea.Walther@sbhoa2.org)

When the permit is approved Chelsea will inform you that it may be picked up. The permit fee is \$15.00. Questions may be directed to the ALC hotline, 520-879-4155 or [askhoa2alc@sbhoa2.org](mailto:askhoa2alc@sbhoa2.org) Always provide your name, your unit and lot number, and your contact information.

## Exterior Paint & Maintenance Committee 09/20/21 Report

We can hope that there will be no more roof leaks caused by the monsoons. Our roofing contractor has been quick to address all of the work orders about roof leaks but only time and more rain will tell if all have been successful. The interior repairs that the Villas HOA covers can not be done until the damaged area has dried out. Fortunately, most are ready for repair. Our interior repairs handyman has begun the work which will take several weeks.

Every homeowner would benefit from having a very strong flashlight to illuminate the ceilings to check for discolored places which are an indication of a roof leak.

If you are a snow bird and do not have a summer caretaker for your Villa, you should have someone check to make sure that there are no roof or window leaks. Termites love damp wood and the HOA does not cover the repair of termite damage.

**If you have already read this, thank you. If not, please do so. It will save confusion on some of the Villas HOA's responsibilities.**

### **RULES & REGULATIONS**

The advantage of living in a villa is that the exterior maintenance (stucco, roof, driveway and sidewalk), landscaping and pest control are covered by the Villas HOA dues. Having these services provided does come with some limitations. It is very important that all Villa residents are knowledgeable of the rules and regulations: what needs a permit, what is controlled by the HOA and what isn't.

Adding adornment to the exterior of your home must conform to the Sonoran theme. Painting the entry door a color different than the trim color of the villa requires a permit from the Villas and from HOA2 ALC. Several residents have done this without obtaining permission. While the HOA2 ALC rules do allow such painting with a permit, the Villas have never permitted that exception except for original stained doors which are gradually being phased out.

Please remember that no one but a roofing contractor hired by the Villas HOA Maintenance committee is allowed on your roof. Your Villas HOA assessment covers the maintenance of your roof and is, therefore, the responsibility of the HOA. **NO TV DISHES ARE ALLOWED ON EITHER THE FLAT ROOF OR THE TILE ROOF.**

### **WORK ORDERS**

Please remember to submit work orders to Cadden, our management company, so that we can pay our contractors for their work. Use their website, [cadden.com](http://cadden.com), to enter a work order.

Sue Ryan, committee chair  
708-602-8202 or [m.sueryan@att.net](mailto:m.sueryan@att.net)



## Website Reference Guide for Villa Residents


If you are looking for:	You will find it here:	Access:
Villas Certificate of Insurance	sbvillas2.com	public
Villas Work Order Form	sbvillas2.com	public
Villas Governing Documents	sbvillas2.com	public
Villas Site Manager	cadden.com	public
Villas Board Roster	sbvillas2.com	password <sup>(1)</sup>
Villas Social Calendar	sbvillas2.com	public
Villas Satellite Dish Form	sbvillas2.com	public
Villas Voice Newsletter	sbvillas2.com	public
Villas Owners Roster	sbvillas2.com	password <sup>(1)</sup>
HOA2 Owners Roster	sbhoa2.org	password <sup>(2)</sup>

**(1) The Villas roster password was updated 2/1/2021. If you have forgotten your password for the SBVillas2.com roster, click on "FORGOT YOUR PASSWORD" and request it be emailed to you.**

**(2) You created a password for the sbhoa2.org website the first time you logged in.**

**- If you have forgotten it, you can request a new one from the login screen.**

If you have not yet created a profile on sbhoa2.org, follow these website directions.

 <p><b>SaddleBrooke TWO</b> SADDLEBROOKE HOMEOWNERS' ASSOCIATION #2</p>	<p style="text-align: center;"><i>Welcome to the HOA2 Website</i></p> <p><b>If this is your first time logging in</b>, please use your <b>member number</b> for both fields. If you do not know your member number, please refer to your member ID card. Type this number into the field, but omit the last character, which should be an alphabetic character.</p> <p><b>For Example:</b> if your member number on your ID card is 10550010817A1A, you will type 10550010817A1 in both fields. Alphabetic characters are case sensitive so please use <b>upper case letters</b> in your password.</p>
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From the SBVillas2.com website you can also:

- Access a variety of useful forms
- Submit new or changed contact information.
- Submit suggestions about any aspect of the Villas operations
- View upcoming events and meeting dates, and view a Map of the Villas

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# VILLAS COMMITTEE CHAIRS AND LIAISON

## ASC (ASSOCIATION SUPPORT COMMITTEE)

Chairperson - Kathy Kontos 520-829-9709 [alpinefl@gmail.com](mailto:alpinefl@gmail.com)

Board Liaison – Russ Soderberg 520-818-6715 [soderberg076@aol.com](mailto:soderberg076@aol.com)

## COMMUNICATIONS COMMITTEE

Chairperson - Julie Johnson 520-825-5746 [juliej27@gmail.com](mailto:juliej27@gmail.com)

Board Liaison – Jerry Hollingsworth 636-262-0999 [huntducks@charter.net](mailto:huntducks@charter.net)

## FINANCE COMMITTEE

Chair - Brian Gallup 520-204-2442 [brianpmd70@gmail.com](mailto:brianpmd70@gmail.com)

Board Liaison – Greg Morgan 520-818-6715 [gregmorgangm@hotmail.com](mailto:gregmorgangm@hotmail.com)

## LANDSCAPE COMMITTEE

Acting Chairperson - [Bob Petrou](mailto:Bob Petrou) 520- 404-6617 [bobpetrou@yahoo.com](mailto:bobpetrou@yahoo.com)

Board Liaison – Bob Petrou 520-404-6617 [bobpetrou@yahoo.com](mailto:bobpetrou@yahoo.com)

## PAINTING AND EXTERIOR COMMITTEE

Chairperson - Sue Ryan 520-825-2648 [msueryan@gmail.com](mailto:msueryan@gmail.com)

Board Liaison – John Ryan 708-917-3579 [roadstajohn2@gmail.com](mailto:roadstajohn2@gmail.com)

## PERMITS COMMITTEE

Chairperson (Satellite Dishes) - Ted Johnson 520-825-5746 [teddy1putt@gmail.com](mailto:teddy1putt@gmail.com)

Chairperson (All Others) - Frank Motley 520-780-8163 [fmotleyfam@aol.com](mailto:fmotleyfam@aol.com)

Board Liaison – Jerry Hollingsworth 636-262-0999 [huntducks@charter.net](mailto:huntducks@charter.net)

## PEST CONTROL COMMITTEE

Chairperson - Dwight Cox 317-251-3741 [madted393@yahoo.com](mailto:madted393@yahoo.com)

Summer Contact - Bill Todd 520-485-8271 [billtoddmail@gmail.com](mailto:billtoddmail@gmail.com)

Board Liaison - Jerry Hollingsworth 636-262-0999 [huntducks@charter.net](mailto:huntducks@charter.net)

## UNIT REPS

Co-Chairperson – Sharon Ingle 701 388-1395 [sharon21044@gmail.com](mailto:sharon21044@gmail.com)

Co-Chairperson – Marjorie Diederichs 858 776-3375 [oaksnorth1@gmail.com](mailto:oaksnorth1@gmail.com)

Report Directly to Communications Committee

# Villas Meeting Schedule

**Wednesday, October 27th. @ 1:30PM in the MVCC East Ballroom**

**Tuesday, November 23rd. @ 1:30PM in the MVCC East Ballroom**

**Wednesday, December 22nd @ 1:30PM in the MVCC East Ballroom**



## Board of Directors

**Russ Soderberg, President:** 414-940-0040  
soderberg076@aol.com

**Jerry Hollingsworth, Vice Pres.:** 636-262-0999  
huntducks@charter.net

**Greg Morgan, Treasurer:** 520-818-6715  
gregmorgangm@hotmail.com

**Bob Petrou, Secretary:** 520-404-6617  
bobpetrou@yahoo.com

**John Ryan, Director:** 708-917-3579  
roadstajohn2@gmail.com

**Community Association Manager  
Cadden Community Management  
1870 W Prince Rd, #47  
Tucson, AZ 85705**



**Manager: Erica Rivera  
Assistant: Jesica Woods  
Telephone: 520-297-0797  
Fax: 520-742-2618  
E-Mail: erivera@cadden.com  
jwoods@cadden.com**