



VILLAS VOICE

BOARD ELECTION

The 2024 election for Board of Directors was held in March.

Thanks to the hard work of the Nominating and Elections Committee, chaired by Kathy Schoenwetter, there were four candidates for three available positions. The Board Members elected are:

Kathy Kontos
Bob Petrou
Frank Meckler

Please congratulate the new Board Members.

Thanks to all the candidates and homeowners who participated.

John Ryan has resigned from the Board. Thanks to John for his many years of service on the Board and as liaison to the Paint & Exterior Committee.

Also leaving the Board were Allan Cunningham and Russ Soderberg, whose terms of office expired. Thanks Al & Russ for your years of service.

The Board will be appointing someone to replace the position opened by John's resignation.

At the Board Organizational meeting following the Annual Meeting the Board elected the following officers.

President: Bob Petrou
Vice President: Kathy Kontos
Treasurer: Greg Morgan
Secretary: Fran Meckler

SBCO FOOD DRIVE

Thanks to Debra and Dwight Cox for being the Captains for the Villas' units 35/35A. Additional thanks to any of the Villas' homeowners who assisted in any way.

The Villas contributed in excess of \$2,600 and 77 bags of food.

NEW HOMEOWNERS MEETING

Are you new to the Villas?
Or interested in knowing more about the Villas?

You are invited to attend a meeting being held
on Wednesday, April 3, in the MountainView
Cactus Room at 2:00 PM

Learn about what the Association is, what it
provides and what are homeowner
responsibilities.

**Every Wednesday,
the Villas Happy Hour is at the**



**Start time is 4:30 pm, but plan to arrive earlier
to avoid any last minute seating confusion!**

Exterior Paint and Maintenance Report

Exterior Painting

Painting the exterior of the villas is in the final year of the seven-year cycle and is over half completed. During the next three years, before the next seven years cycle begins, the interior of the boundary walls and the interior walls will be painted along with the utility boxes.

Roof Underlayment Replacement

2024 roof underlayment replacement is over half completed, in addition to repairs on several roof that experienced leaks during heavy rains.

Maintenance Reminder

Please remember that no one, but the roof contractor, other Villas' contractors, and the roof inspector hired by HOA/FirstService Residential are allowed on villa roofs.

Service Requests

FirstService Residential management company is responsible for tracking all maintenance work requests. Homeowners should submit a work request through the Saddlebrooke Connect Resident website (<https://saddlebrookevillas.connectresident.com/>) or email or call FirstService with a request for work. (FirstService contact information can be found later in this edition.) The Maintenance Committee only oversees the work.

Annual Roof Inspections

The annual roof inspection has been completed.

Annual Villa Inspection by the Maintenance Committee

Every year the Maintenance Committee does a walk-around inspection of the exterior of all the villas. The purpose is to find any repair work that is needed. This inspection took place in February.

Sue Ryan, Chairperson

MARCH / APRIL 2024

HAPPY ST PATTY'S DAY

A great time was had by all. Food was delicious.
Many thanks to the Social Committee. Special thanks to
Kathy and Tom Kontos for hosting the party.

Drone photo by Larry Crabb.



SOCIAL COMMITTEE

March Madness is upon us and congrats to both U of Arizona basketball teams. This month also brought us our St Pat's Day with over 95 attending. Thanks to all the cooks and the shoppers and the helpers for making this a HUGE success. Winners of the raffle included: Judy Peltier, Jeannette Volz, Keith Vinje, Jerry Adamec, and Allan Cunningham.

Our Italian night was, again, very successful; winners of our raffle were Sharon Reier, Janine Denning, Arlene Housmyer and Bucky Crabb, with Russ Soderberg winning a bottle of limoncello. This may become an annual event!!!

Our ladies luncheon at Carlota's was also very successful with over 20 gals attending – service was great and the chicken enchiladas were absolutely stuffed with chicken. Ole!!

Upcoming is our celebration of Arbor Day on 4/20 with a food truck filled with gelato - imagine a food truck in our Villa community. Hope to see you all there!

We also welcomed our newest member – Sandy Adamec.

Future events are 'in the works' so you all stayed tuned to your emails.

Arlene Housmyer, Publicity
Villas Social Committee

LANDSCAPING

The Northwest crew has started to remove plantings damaged by the cold weather or where requested by homeowners. They also have started spraying for weeds.

Homeowners should not be planting any plants or trees. Plantings not done or approved by the Association will be removed.

The Board will be reviewing two proposals from Northwest Landscaping related to stone leveling/replacement and identifying high water consumption and non native plants for removal. Both of these processes are expensive and would have to be done over multiple years.

The Association arborist will be surveying our trees for the annual trimming/maintenance. Homeowners submitted requests for possible tree action will be reviewed by the arborist. Unless there is a safety issue, trees will not be trimmed prior to the annual maintenance.

Please remember, trimming or treatment is done based on the arborist's recommendation, which may differ from the homeowners opinion.

The trimming guidelines used may be found on the Villas' Website (sbvillas2.com) under HOMEOWNER DOCUMENTS, Trees.

PEST COMMITTEE

Pack rats are an increasing problem in the Villas area. A substantial portion of the Villas area is adjacent to the golf course and open areas, both of which are natural habitats for the native pack rats.

Do not leave pet food outside. Bird feeders are not allowed, nor is feeding wildlife. Fruit trees are also not allowed. All of these contribute to pack rats inhabiting areas near or in the villas.

There are currently 100+ container traps placed throughout the Villas area. These are proving to be ineffective.

The Board has received two proposals from Northwest Exterminating. Unfortunately both proposals have a significant cost.

As a reminder, the Association provides for treatment of rats in villas. This is basically trapping and removal of rats. The Association does not provide for removal of feces, damaged insulation or damage done to wiring, the building structure, or any interior damage.

The Association will provide repair to the exterior surface where entry has been made. As part of the roof replacement project the roofing contractor is also replacing or installing screening in areas where rats may enter the attic.

While the Northwest Exterminating technician is spraying for insect control, he is also looking for external signs of termites. If found he will report the findings for treatment. Other than the Annual Inspection, no inspection of the inside of a villa is performed. Homeowners should inspect their interior and the exterior for signs of termites. If termites are discovered, a Work Request for treatment should be submitted through FirstService Residential. Instructions can be found later in this publication.

ANNUAL TERMITE INSPECTION

The Annual Termite Inspection was held in February. The inspection was done By Northwest Exterminating personnel, accompanied by Villas volunteers. Thanks to Dwight Cox, Chair Pest Control Committee, and to the other volunteers for their time dedication. The inspection found 51 instances of external presence and 32 instances of internal presence. Some villas had both. Treatments are being applied or scheduled. Volunteers were: Jerry Adamec, Jim Galka, Tom Kontos, Bob Linder, Chuck Bone, Dick Partridge, Rich Kresnicka, Jim Sak.

Saddlebrooke Villas Units 35 & 35 A
Pest Treatment Schedule
Effective January 1, 2024

Pest Treatment: All treatments occur on Wednesdays starting at 7:00 AM during March through October and 8:00 AM during November through February.

Odd Months: (Jan, Mar, May, July, Sept, Nov) 1st, 2nd 3rd and 4th Wednesdays of the month.

1 st Wednesday cycle for the year starting:	January 3, 2024	Unit 35 Lots 1 thru 26
2 nd Wednesday cycle for the year starting:	January 10, 2024	Unit 35 Lots 27 thru 52
3 rd Wednesday cycle for the year starting:	January 17, 2024	Unit 35 Lots 53 thru 80
4 th Wednesday cycle for the year starting:	January 24, 2024	Unit 35 Lots 81 thru 106

Even Months: (Feb, Apr, Jun, Aug, Oct, Dec) 1st, 2nd 3rd and 4th Wednesdays of the month.

1 st Wednesday cycle for the year starting:	February 7, 2024	Unit 35 Lots 107 thru 133
2 nd Wednesday cycle for the year starting:	February 14, 2024	Unit 35 Lots 133 thru 141 & Unit 35 A Lots 1 thru 19
3 rd Wednesday cycle for the year starting:	February 21, 2024	Unit 35 A Lots 20 thru 43
4 th Wednesday cycle for the year starting:	February 28, 2024	Unit 35 A Lots 44 thru 72

This treatment is an exterior spraying of the villa slab for prevention of crawling insects, it is not termite treatment.

Northwest Exterminating offers two service when spraying. For either or both services you need to contact the technician the day he is doing the spraying.

- He will spray your garage area at no cost.

- He will spray the interior of your villa at a charge of \$15. Payment should be made by check payable to Northwest Exterminating.

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	FirstService	password ⁽³⁾
Villas Financials	sbvillas2.com	password ⁽¹⁾
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 ⁽¹⁾
HOA2 Owners Roster	sbhoa2.org	password ⁽²⁾

⁽¹⁾ **The Villas roster password is updated each year. 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.**

⁽³⁾ **You will be prompted to create an account the first time you visit the site.**

- **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.

	<i>Welcome to the HOA2 Website</i> If this is your first time logging in, please use your member number 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. For Example: 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 upper case letters in your password.
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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**

REMINDERS

Satellite dishes require a Villas permit prior to installation. Installation is limited to certain areas in the yard or on the villas. **No** installation is allowed on rooftops. Based on HOA 2 and Villas' guidelines dishes are **required** to be painted (at homeowners expense). If you are planning a dish installation please look at the information article included in this issue to obtain a permit. If you installed a dish without a permit, please obtain a permit. A dish installed without a permit may require removal and reinstall. The cost to remove, reinstall or repair any damage done to a villa will be the homeowners responsibility.

The U.S. Postal Service has regulations regarding street access mailboxes. In addition, both HOA 2 and the Villas' Association have standards relating to the mailboxes, information tubes, and stands the boxes and tubes are located on. Homeowners are responsible for maintaining their mailboxes and stands. Please inspect your mailbox to see if it is up to the standards.

Do not put your garbage or recycling bins on the street the night before pickup. There have been a number of recent incidents where the javelinas have knocked the bins over and strewn the contents over the road. Waste Management will not pickup the spillage, it is the homeowners responsibility to cleanup the mess. Garbage/waste is picked up on Tuesdays. Recycling is picked up on Fridays. These services are **not** provided by either HOA2 or the Villas Association. These are homeowner responsibilities. Most homeowners use Waste Management for these services.

HOA 2 has regulations regarding open garage doors. Following the regulations is recommended, not just because it is a regulation, but is also a safety issue. An open door is an invitation to pack rats, snakes and other creatures to take up residence. Be on the safe side, close your door when being open is not needed.

Both HOA 2 and the Villas 35/35A have rules and guidelines regarding what you can and can't do related to your property. Please make yourself familiar with the rules and guidelines. YOU are responsible for any actions taken. The Villas' rules and guidelines may be found on the Villas' website. sbvillas2.com

The due date for monthly dues is the first of the month. There is a grace period until the fifteenth of the month related to late charges. The date the payment is received is considered the payment date, not the date a check was mailed, or the date you had your bank makes a payment through its bill pay system.

Homeowner is responsible for the maintenance of mailboxes and mailbox stands. The maintenance must conform to USPS and HOA2 guidances.

The Villas Certificate of Insurance, and other insurance information, can be found on the Villas' website (sbvillas2.com) under Homeowner Documents, Insurance. The Villas insurance does not provide inside coverage. Homeowners should have a personal policy for the interior.

SAFETY AND SEASONAL CLOSING

Are you a snowbird getting ready to leave for the season, or are you a full time resident who will vacation away from Saddlebrooke in the summer, or do you stay around all year? Here are some safety tips for you. You need to decide which of these tips apply to your situation.

NOTE: The Saddlebrooke 2 Patrol no longer does vacation checks.

- Highly recommended you engage a house sitter while you're gone.
 - Leave a contact list for house sitter including alternate contacts.
 - Leave a copy of any Homeowner Warranty in case of any covered failure. You should also have policy information.
 - Suggest a minimum bi-weekly house visit.
 - Keep outside looking like someone is there.
 - Empty mailbox and distribution tubes.
 - Look for signs of termites / pack rats outside and inside.
 - Clean leaves or other debris from front entrance and patio areas.
 - Flush toilets to prevent a scum buildup and add water to sink traps to prevent sewer gas.
 - Check inside temperature to see if air conditioning / heating is running.
- Turn off water at shutoff valve located on outside of garage below the hose bib. Turn off all faucets in house.
- Turn off water control valves to wash machine.
- Turn off gas supply to dryer if you can safely reach it.
- Put down safety bars on patio doors.
- Install poles in tracks of all windows to reduce opening from the outside. Installing in Patio doors is an extra protection.
- Lock your door deadbolts, including the door between the garage and the villa.
- Strengthen your door locks by installing longer screws in the door jamb receiver plate.
- Lock windows.
- Remove the garage door opener disconnect cord. This is usually a red or yellow cord with a handle hanging from your garage door opener trolley.
- Turn your garage door opener system lock on. Make sure you have a house door key if you do this. Remember this will stop the use of a remote control.
- Cancel newspaper delivery.

SAFETY AND SEASONAL CLOSING

- Use multiple lights on timers and vary the timer settings from room to room.
- Put your TV or radio on a timer. Sound will make it appear someone is home.
- Let your roof mate and other neighbors know when you will be gone. Give them contact numbers for your house sitter, yourself and another contact.
- Install signs indicating your house has an alarm system, even if it doesn't.
- Install a whole house surge suppressor. Arizona is a high lightning occurrence state.
- If leaving, turn off ice maker in refrigerator, otherwise ice maker may attempt to make ice even if no water is present and could overheat or burn out.
- Empty and turn off refrigerator or leave it running? Your choice.
- Unplug or turn off circuit breakers for phantom users of electricity. Examples are clocks, microwaves, stoves, TVs, computers, printers, washers, dryers.
- File change of address with Post Office.
- Unplug hot water heater circulating pump.
- Turn hot water heater to pilot or vacation mode
- Clean grill so as not to attract pack rats or other critters. If putting grill inside house or garage, remove propane tank and store outside.
- Leaving some patio furniture out can give the impression of someone being home.
- The Saddlebrooke Patrol does not recommend putting a rock or other method of blocking the distribution tubes on your mailbox standards. They feel this is a sure sign no one is home. You should have someone empty these tubes on a regular basis, as a full tube is also a sign of no one home.

FirstService Management

FirstService Residential Tucson Office

7616 N La Cholla Blvd

Tucson, AZ 85741

Phone: (520) 219-4520 Fax: (520) 219-4711

Website: <https://SaddleBrookeVillas.connectresident.com>

Office Hours: Monday - Friday 8:00am to 5:00pm

Dawn Lee, Community Manager

Direct Line (520) 200-6007

Email: Dawn.Lee@fsresidential.com

Barbara Rico, Assistant Community Manager

Direct Line (520) 200-6005

Email: Barbara.Rico@fsresidential.com

Mary Rivera, Assistant Community Manager

Direct Line (520) 200-6006

Email: Mary.Rivera@fsresidential.com

FirstService Residential Account Resources

Account Billing Inquiries

Email: ARsupport.AZ@fsresidential.com

Address Changes

Email: AddressChanges.AZ@fsresidential.com

Sign Up for eStatements

Work Requests should be submitted using the Villas/FSR Connect website.(<https://saddlebrookevillas.connectresident.com/>) If you are unable to use this site, alternatives are shown below.

1. Call the FirstService 24/7 Customer Care Center at (855) 333-5149. They can generate a work order request on your account for you.
2. Call or email Barbara Rico or Mary Rivera, and either of them can generate a work order request on your account for you.



Welcome to your Connect Resident Portal

SaddlebrookeVillas.ConnectResident.com

Is being Connected important to you? Of course, it is! That is why FirstService Residential provides the [Connect Resident Portal](#) (community website) to meet your unique needs. The portal is available in both web-based and mobile applications. To download the app, search "Connect Resident" in your app store.

▶ Use the portal to:

- View accounts balance and transaction history
- Pay your assessments
- Access important association forms and documents
- Find answers to association-related questions
- Reserve amenities
- Contact the management team
- Update your communication preferences
- Update contact information
- View community news and events
- Register vehicles, pets, and etc.

▶ Registration for SaddlebrookeVillas.ConnectResident.com

- 1 Scan the QR code to be directed to the community website. 
- 2 Click the "Login" button in the upper right-hand corner of your community website homepage.
- 3 Select "Create Account" and enter the requested information. A verification code will be sent to your email address. You will need to enter this code and create a password to complete your registration.
- 4 Enter your Account Number (listed on your Welcome Letter) or property address when prompted. If you own multiple units, you only need to register one time. After registering, you may select "Add New Property" within your profile to add the Account Number(s) for your additional unit(s).



▶ Who Can Register?

Owners and Board Members can register using the same account number and/or property address.

▶ My Account Tab Features

- Update communication preferences
- Log, add and edit vehicles
- View violations
- Review your Design Review applications

▶ Communication Tab Features

Contact your management team via phone or message them through the portal's Help section.

Please see the contact list for FirstService Residential, our Property Management firm. Please direct questions to the contacts shown at FirstService for most issues. Calling a Director may slow down any action on

Board of Directors

PRESIDENT

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

VICE PRESIDENT

Kathy Kontos: 520-829-9709 alpinefl@gmail.com

TREASURER

Greg Morgan: 408-483-2309 gregmorgangm@hotmail.com

SECRETARY

Fran Meckler: 520-809-7853 gfnmeckler@msn.com

2024 BOARD MEETING DATES

WEDNESDAY, APRIL 24, 2024

CATALINA ROOM

MEETING STARTS AT 2:00 PM



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 or 825-5746.

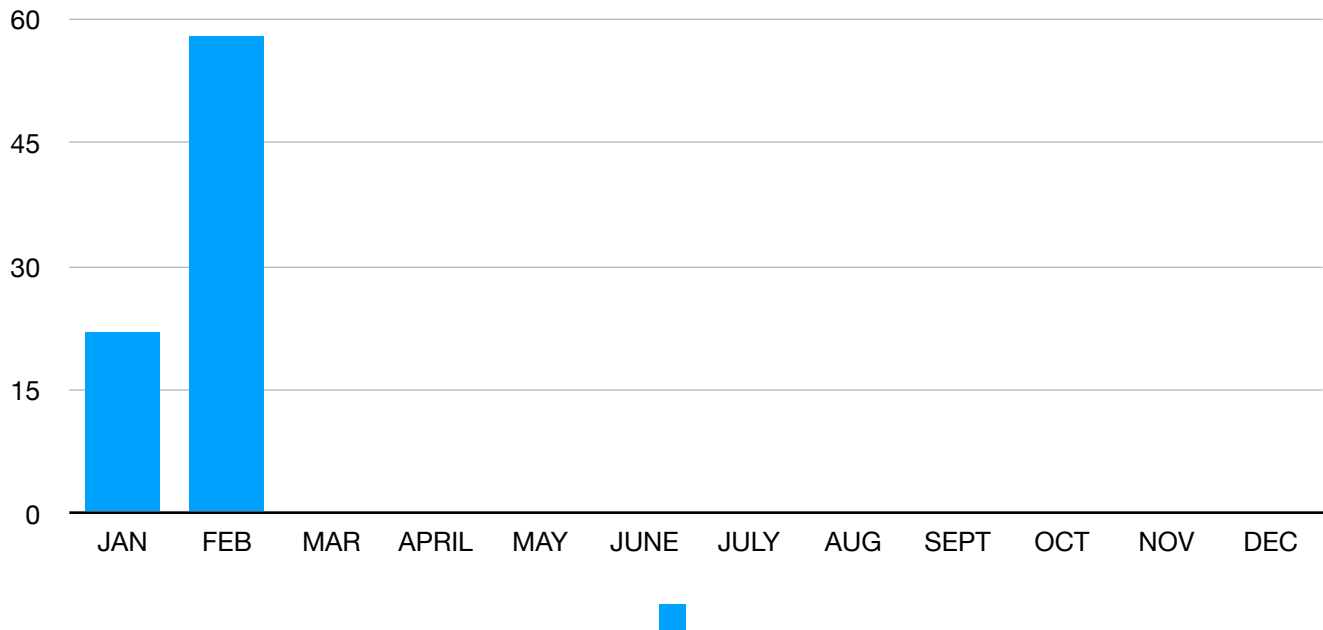
Thanks for your cooperation,
Ted Johnson

LANDSCAPING WATER USAGE

The charts below reflect the amount of water used for irrigation of the Villas' plants and trees. The long term goal is to reduce the number of plantings, thus reducing water usage. PLEASE NOTE: Scale of water used on left varies between charts.

Thanks to Al Legatzke for tracking the water usage for a number of years.

WATER USAGE '000' GALLONS 2024



WATER USAGE '000' GALLONS 2023

