

JUNE 2024



VILLAS VOICE

PRESIDENTS MESSAGE

Hello To All!

Your newly elected Board is now in place. We welcome our newest member, Jim Galka, who has been appointed to fill John Ryan's remaining term until new elections in March 2025.

Current Board Members are:

Kathleen Kontos—Vice President

Brian Gallup—Treasurer

Fran Meckler—Secretary

Jim Galka—Member- At-Large

We also want to thank Russ Soderberg for his efforts to put together this Villa Voice as well as those that will follow in 2024/2025.

All Villa Committees have been busy. Please review their Committee Reports in this issue. Please remember that a Work Order must be submitted to First Service for any service to your property that you feel needs attention.

Have a Great Summer!

Bob Petrou

President

BOARD HAPPENINGS

At the April Board Meeting your Board approved four resolutions/projects.

1. Contract with Northwest Landscaping to do a test project reviewing plantings located in the front and side yards. The purpose is to identify plants which are heavy water or non desert type plants, or are located improperly. The test will also include removal of some plants.
2. Contract with Northwest Landscaping to do a test redistribution of rock covering in the front and side yards.
(Both of the above tests are to a limited number of lots, and are intended to provide a scope of services required for a more inclusive project.)
3. Approved a Pest Control resolution which outlines the Pest Control services provided by the Association. This resolution is available on the Villas Website (sbvillas2.com) and on the FirstService Connect Website (<https://saddlebrookevillas.connectresident.com/>).
4. Contract with Northwest Exterminating to place bait stations for control of pack rats. The old style traps will be removed.

FINANCE

The 2024 financial statements, including April, are available on the Villas Website (sbvillas2.com) and on the FirstService Connect Website (<https://saddlebrookevillas.connectresident.com/>).

New Treasurer, Brian Gallup, has met with FirstService accounting to introduce himself and to follow-up on some outstanding items.

Income/expenses through April are generally matching the budget. There are a few areas where expenses were charged to the wrong account. While these do not impact the bottom line, they are being corrected to accurately account for the expenses. There are also some outstanding invoices which did not make the payment cycle in April. FirstService is working with some vendors to match the billings with the payment process. These differences are expected to be completed by the June reporting.

There have been a couple of questions regarding the Balance Sheet.

- Under Assets, Operating Funds, there is a line item Due From (or Due To) Reserves. All revenues and payments flow through the Operating Checking account. Every month the portion of dues allocated for Reserves is transferred from the Operating Checking account to a Reserve Money Market account. In addition, Reserve payments are made from the Operating Checking account (There is no Reserve Checking account) and monies are transferred from a Reserve Money Market Account to cover these payments. If there are sufficient monies in the Operating Checking to cover Reserve Payments, the payments are made and the transfer may be delayed to accrue additional interest in the Money Market account. In other cases there is simply a timing difference between issuing a check and the transfer of funds.
- At the end of the April Balance Sheet, under Homeowners Equity, there are some confusing line items. To understand what the Current Operating Surplus (Deficit) amount is, you need to subtract the Accumulated Surplus from the Total Surplus to arrive at the Current Surplus. In April these numbers were:

Total Surplus \$169,815.28

Accumulated Surplus (\$132,628.53)

Current Year Surplus \$37,186.75 This number is the same as number found on page 2 of Statement of Revenues & Expenses

Exterior Paint and Maintenance Report – JUNE 2024

Exterior Painting

The seven year exterior painting cycle has been completed. Our painting contractor, FaceLift Painting, has done an excellent job and all of the villas look very fresh. During the three-year hiatus before the next exterior painting cycle begins in 2028, the concrete block walls that surround units 35 and 35A will be painted along with all of the interior concrete block walls.

Roof Underlayment Replacement

The roof underlayment replacement for 2024 has been completed. Originally, 16 buildings were to be completed but an extra duplex was added to correct a continuous roof leak. The maintenance committee will be analyzing the flat roof replacement project to determine when the project should start and how it should be completed so that a recommendation can be made to the Villas HOA board.

Annual Roof Inspections

The annual roof inspection was completed in January and necessary repairs were made.

Annual Villa Inspection by the Maintenance Committee

The annual maintenance inspection was completed in February and lists of work to be carried out by our roof contractor, a handyman and concrete contractor was made. The roof work has been completed. The other repairs are in the works.

Work Requests

The new management company is responsible for all maintenance work. Homeowners must email or call with a request for work to FirstService Residential. The Maintenance Committee only oversees the work.

It has been my pleasure (most of the time) to have served on the EP&M committee for the past eight years, seven as chairperson. This is my last VV report as I have tendered my resignation. I will remain on the committee as a transitional support member. Please consider serving on a Villas committee. All of our efforts will keep our HOA dues at a reasonable level.

Sue Ryan, Retired Chairperson



SADDLEBROOKE HOA 2 VILLAS LANDSCAPE COMMITTEE (VLC)

SUBJECT: Please Read – important information regarding Landscaping and a New Landscaping Committee

To all Villas owners,

This communication is to bring you up to speed on what is happening regarding Landscaping and the formation of a new Landscaping Committee.

BACKGROUND AND ISSUES

1. Our water bill in the last several years has cost thousands of dollars and increases yearly. Usage for 2023 was over 3.6 million gallons of potable (drinking) water.
2. Landscape maintenance time per lot has increased so the crew can only do 6 units a day. (That only includes trimming, checking irrigation and blowing. It does not include any time spent on work orders.)
3. Issues with termites and pack rats have been increasing.
4. As you all know, our community is over 20 years old. Many of the plants have grown to a point where trimming them is difficult and unsafe. Many of the original plants are not appropriate for a desert environment as they require a great deal of water e.g. Hawthorne's.
5. Some plants that do not need irrigation once established are currently irrigated.
6. Irrigation and plants are in narrow areas where they attract termites and pack rats i.e. along walkways and dividing walls. The recommended space from foundation to plant is 3 feet. Many are less than 18 inches from the allowable distance.

If we wish to maintain our properties in the most attractive and cost-effective way possible, we need to do the following:

1. Reduce the number of plants requiring water.
2. Remove water-using plants that are inappropriate in a desert environment.
3. Protect homeowners against the proliferation of termites and packrats by eliminating irrigation and plants along narrow walkways and dividing walls. This will also contribute to saving water and reducing our water bill.
4. Rejuvenate old bushes and reduce safety hazard by reducing the height of old bushes to about 5 feet. To do this, some will be cut to within six inches of ground level and allowed to re-grow to a proper trimming height. This will increase the visual

attractiveness and health of the bushes. In those areas where a cluster of shrubs currently are in place, some may be removed.

5. Remove irrigation from established plants that no longer require additional water.

ACTION

1. **The Board** is committed to addressing these issues as quickly as possible WITHIN OUR FINANCIAL MEANS. This means that we will not be able to do this all at once and completion might be reasonably expected in the next 3 to 5 years depending on our finances and community participation.

Currently, there are two projects which are being funded and out for proposal.

- a. Removal of walkway and dividing wall plants and irrigation.
- b. Rejuvenation – removal of non-native, water hungry plants, and pruning and reducing the height of overgrown bushes to about a 3 – 4' height some may be 5' tall.

We do not know which lots will be addressed in these first two projects at this time. Those owners will be advised as soon as we have that information.

2. **Re-formed Landscape Committee** – thanks to many who have volunteered we now have a new landscape committee. We need more volunteers. So please, whether you are a full time resident or snowbird we would like your help. Contact: Jo Parsons at: joparsons44@gmail.com.

Mission of the Landscape Committee is:

- To work with the Board to cost effectively manage and maintain a visually attractive community with healthy plants appropriate to our desert environment.
- To be a bridge between FirstService, the landscapers, the Board, and our Villa owners in matters of landscaping

Organization

To do this effectively, we have organized the Villas into 7 groups.

Each group has a team Captain and Co-Captain (when possible) who will be your contact.

When to Contact Your Team Captain

Contact your Team Captain to discuss any landscape issues you might have. **Do not take the time of our landscape maintenance people to discuss your issues.** This takes their time away from doing their jobs and reduces the number of unit maintenance they can do in a day.

Please remember, for any work to be done YOU MUST SUBMIT A WORK ORDER to FirstService. Your team Captain can do nothing until you submit a work order. If you

don't know how to do that, they can help you. Just talking to your Team Captain does not constitute a work request!

Process

- a. Homeowner submits a work order.
- b. Team Captains will be notified when you submit a work order.
- c. Team Captain or someone on the team will contact you to confirm receipt and discuss how your issue will be addressed. Urgent issues such as water leaks will be handled as quickly as possible.
- d. Once an issue has been resolved the Team Captain will be notified and will follow up with the homeowner to ensure work has been completed.
- e.

YOUR Team Captains and Co-Captains and the lots they service are as follows:

Diane Aaron - Casual 1-22/ 56-61 / Tony Ingle
520.820.7578 / azdyatron@yahoo.com
Tony-701.389.7603 / tony21044@gmail.com

Debbie Keefer – Holiday 45-56, 71,72 Serenity 34-44, 62-70 / Linda Davis
757.434.0118 Text message and she will return
Linda ontheroadwith lkd@hotmail 605.521.6881

Marge Schulte– Harmony 1-20, Serenity 30-33 / Maureen Van Dorn
Marge - margiecubfan@gmail.com
Maureen – 520.419.6698 / maureen@saddlebrookeagent.com

Susan Dinga – Vacation 122-141, 30-37 / Barb Ueckert
408.206.4930 / susandinga27@gmail.com / Barb - bueckert888@gmail.com

Carol Shiplock – Vacation 23-29, Carefree 45-50, Haven 38-44, 51-58 / Roberta
Hafvenstein
Carol – 520.818.6628 / cshiplock@q.com
Roberta – 612.840.7447 / rhafvenstein@comcast.net

Linda Jordan Holiday 92-96, Tranquil 97-121 / Melia Knecht
805.886.8599 Text or leave message, call will be returned.
Melia – 520.433.0976 melia.knechtak1@gmail.com

Rachelle Dutiel – Holiday 79-76, Carefree 75-67, 80-85 / Terry Brown, Linda Wunder
Hiking520@mac.com
Terry – 845.214.5539 ts_brown@me.com
Linda – 217.549.2576 lmwunder@gmail.com

Your Landscape Committee will be forming a team who are willing to do some of the work not covered by the Board projects. With permission of the owner, this team recently removed walkway plants and trimmed bushes at a home that will be listed shortly. Besides making the home look well-maintained and neat, the team found two termite tunnels and pack rat evidence. This experience brought home to all of us the need to eliminate the irrigation and plants along those narrow walkways. In addition, we eliminated 12 irrigation outlets, saving a considerable amount of water. If you are willing to put in some muscle to help, we would be delighted. Please contact Jo Parsons at: joparsons44@gmail.com. Membership on the VLC is required and you would only be obligated to special projects. This is an exciting time for the Committee, and we thank you for putting your trust in us... Stay tuned.



SOCIAL COMMITTEE

The Villas Social Committee is on hiatus for the month of June.

To celebrate July 4th, we are having a luncheon for all residents at the Preserve on July 6.

Also coming up is an all resident luncheon, in August, at the North Italia Restaurant in the La Encantada shopping mall.

Stay tuned, as we will start meeting again in July.

Arlene Housmyer
Publicity
Villas Social Committee

REMINDERS

Do you wonder about Homeowner vs. Villas Association responsibilities? A “Who Is Responsible” matrix outlining these responsibilities can be found on the Villas Website (sbvillas2.com) and on the FirstService Connect Website (<https://saddlebrookevillas.connectresident.com/>).

Both websites have a significant amount of other information regarding your Association. Please familiarize yourself with these sites.

Among the multiple duties for our Board members, is the functioning as a liaison between the Board and the various Committees. The function of a liaison is to aid the Committees by providing Board direction and assisting with policy recommendations. Committees recommend policy directions to the Board and carry out Board approved policy and direction. The liaison assignments are, which may change during the year, are:

Kathy Kontos: Communications, Paint Exterior and Maintenance
Fran Meckler: Landscaping, Association Support
Bob Petrou: Pest Control, Nominating and Elections, Permits
Brian Gallup: Finance

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

Mary Rivera, Community Manager

Direct Line (520) 200-6006

Email: Mary.Rivera@fsresidential.com

Barbara Rico, Assistant Community Manager

Direct Line (520) 200-6005

Email: Barbara.Rico@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.

There is also a link to the FirstService Work Requests on the Villas website: <https://sbvillas2.com/villa-service-requests/>



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

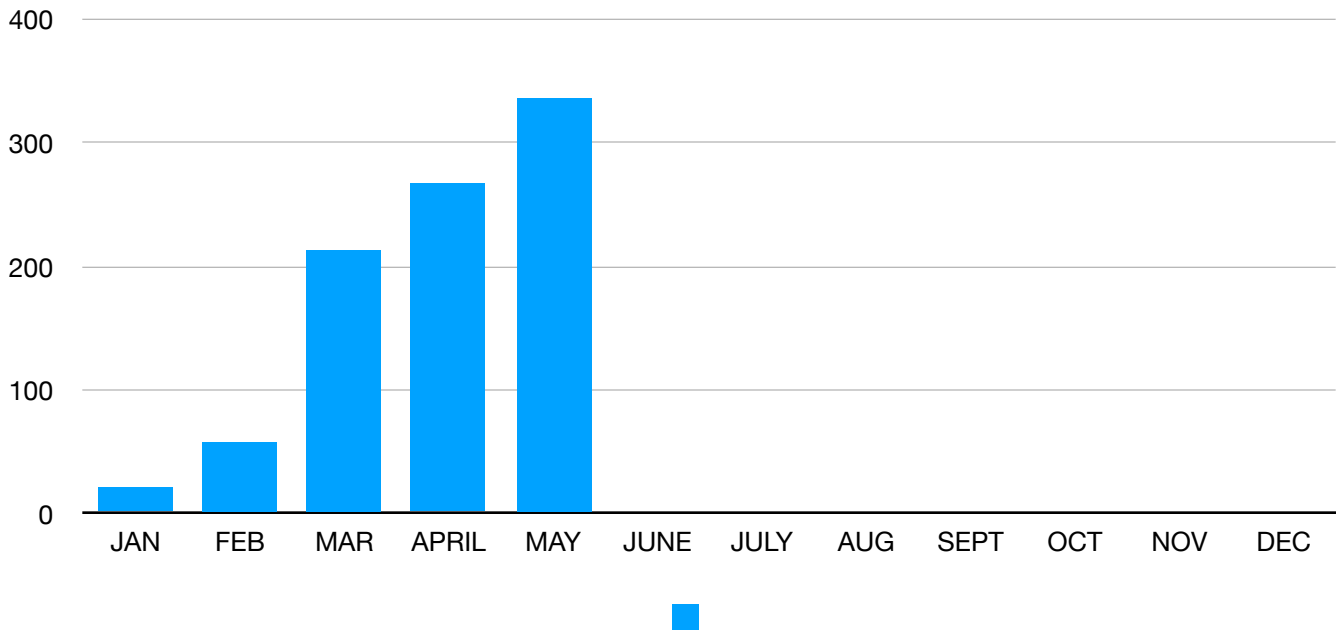
Contact your management team via phone or message them through the portal's Help section.

LANDSCAPING WATER USAGE

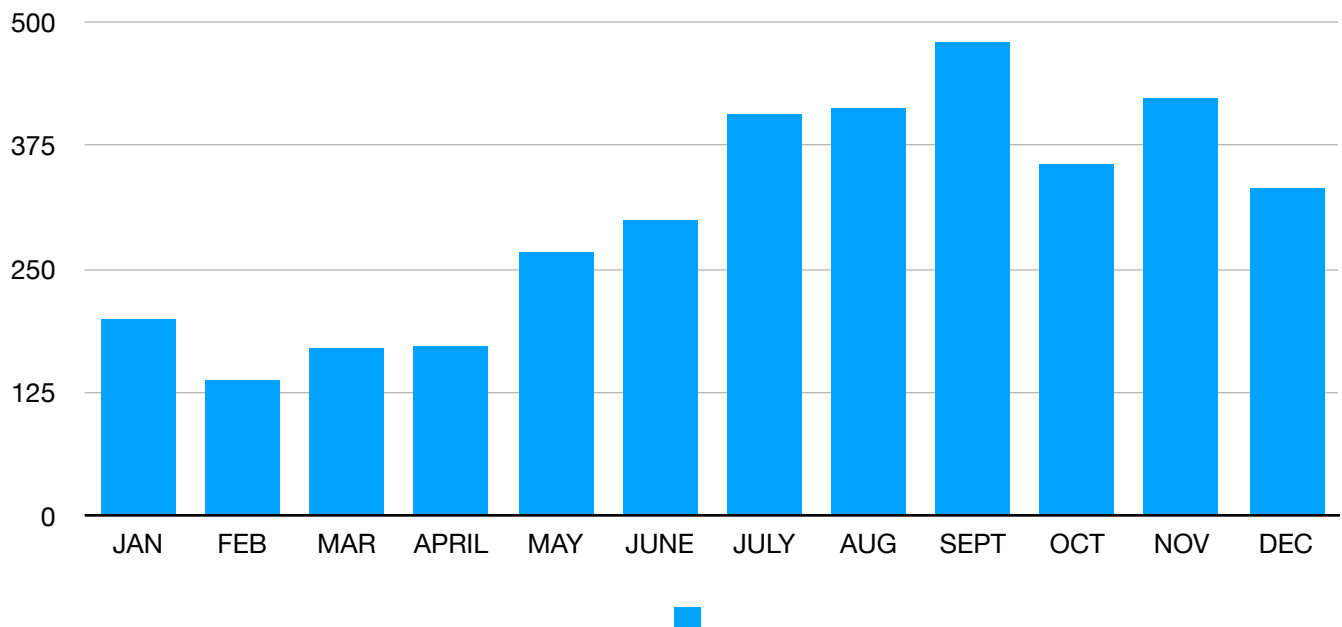
The charts below reflect the amount of water used for irrigation of the Villas' plants and trees. The long term goal is to reduce the number of plantings, thus reducing water usage. PLEASE NOTE: Scale of water used on left varies between charts.

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

WATER USAGE '000' GALLONS 2024



WATER USAGE '000' GALLONS 2023



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 your question/issue.

Board of Directors

PRESIDENT

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

VICE PRESIDENT

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

TREASURER

Brian Gallup: 520-204-2442 brianpmd70@gmail.com

SECRETARY

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

DIRECTOR AT LARGE

Jim Galka: 559-802-7065 jimandlinda9@att.net

2024 SCHEDULED BOARD MEETINGS

THE MEETINGS BELOW ARE SCHEDULED FOR 2:00 PM IN THE CATALINA ROOM.

NOTE: The meetings have been moved to TUESDAYS.

TUESDAY OCTOBER 8th.

TUESDAY NOVEMBER 12th.

COMMITTEE CHAIRPERSONS

Paint, Exterior, Maintenance: OPEN

Pest Control: Dwight Cox

Nominating & Elections: Kathy Schoenwetter

Financial: Brian Gallup

Communications: Russ Soderberg

Landscape: Jo Parsons