



VILLAS VOICE

OCTOBER 2024

PRESIDENTS MESSAGE

HELLO TO EVERYONE!

As we move into Fall many residents are returning, and we welcome you back.

There will be an upcoming Board Meeting on October 29 in the Catalina Room at 2:00 PM. We urge residents to attend. This meeting will also be available on Zoom.

We also want to welcome residents that are new to the Villas. We know you will love living here. Our Villa community is truly special.

There will be an opening on the Board in a few months. Brian Gallup will be moving. Brian is also our Treasurer and long time Finance Committee member. He will be missed! If you have an interest in filling the remainder of Brian's term, please contact bobpetrou@yahoo.com, or 520-404-6617 for details.

I am pleased to announce two important committee chair appointments.

LANDSCAPE COMMITTEE

As you are probably also aware by all the information coming from the Committee, Jo Parsons has agreed to serve as the Committee Chairperson. Jo brings many years experience in the real estate field and is a Master Gardener. She has initiated a number of projects and has other forward looking ideas.

Please thank Jo for volunteering.

PAINT AND EXTERIOR MAINTENANCE COMMITTEE

Sue Ryan and John Ryan have both stepped down from the Committee. Both served on the Committee for many years, Sue as Chairperson, John as Board liaison and Committee member. Under their guidance the Committee was dedicated to maintaining our villas and protecting our property values. Two major events were spearheaded by them. They were instrumental in obtaining approval of, and implementation of, the multi color painting scheme for the villas. They identified the need to do the roof replacement project earlier than originally planned and implemented a multi year replacement project.

Sue and John also recruited and successfully worked with the other members of the Committee.

We are pleased to announce two members of the Committee have volunteered to be Co-Chairs. They are Keith Vinje and Dan Craig. Both bring years of experience in the construction industry prior to retiring.

If you see the Ryans or Keith or Dan, please thank them for their interest in our community.

BOB PETROU

NOMINATING AND ELECTIONS COMMITTEE

Our Villas are a great place to live, and the success of the community is because of the many wonderful volunteers we have working on our behalf. Because of this, it is important that each of us consider helping out in some manner.

Serving on the Nominating and Elections Committee (NEC) provides just such an opportunity! The role of the committee is to coordinate the election process and most importantly to encourage homeowners who have both the interest and the necessary skills to run for a position on the Villas Board of Directors. The committee is active from late October through the Villas Board Annual Meeting in March.

If you would be willing to join us in this effort or would like more information regarding the commitment, please contact me by email or phone.

Kathy Schoenwetter, NEC Chair

k.schoenwetter@comcast.net, 847-724-3831

PAINT AND EXTERIOR MAINTENANCE COMMITTEE

No painting of villas is scheduled for the next three years. The inside of perimeter walls will be addressed during this period.

The roof replacement project continues this year. Details of villas to be addressed this year will be forthcoming.

As one of her last actions, Sue Ryan engaged Wall to Wall Property Maintenance LLC to service our maintenance requirements. Jim Wall, the owner lives very close to Saddlebrooke and is very familiar with the construction of our buildings.

LANDSCAPE COMMITTEE

Jo Parsons has gathered a great group of enthusiastic volunteers to look at an overall strategy for our plantings and trees. The Committee will be making recommendations to the Board regarding irrigation replacements.

Clayton Thomas and Tony Ingle have volunteered to work on the trees sub-committee and are looking at both short term and long term objectives.

FINANCE COMMITTEE

Our financial condition continues to be in good shape, with current year income/expenses running as expected.

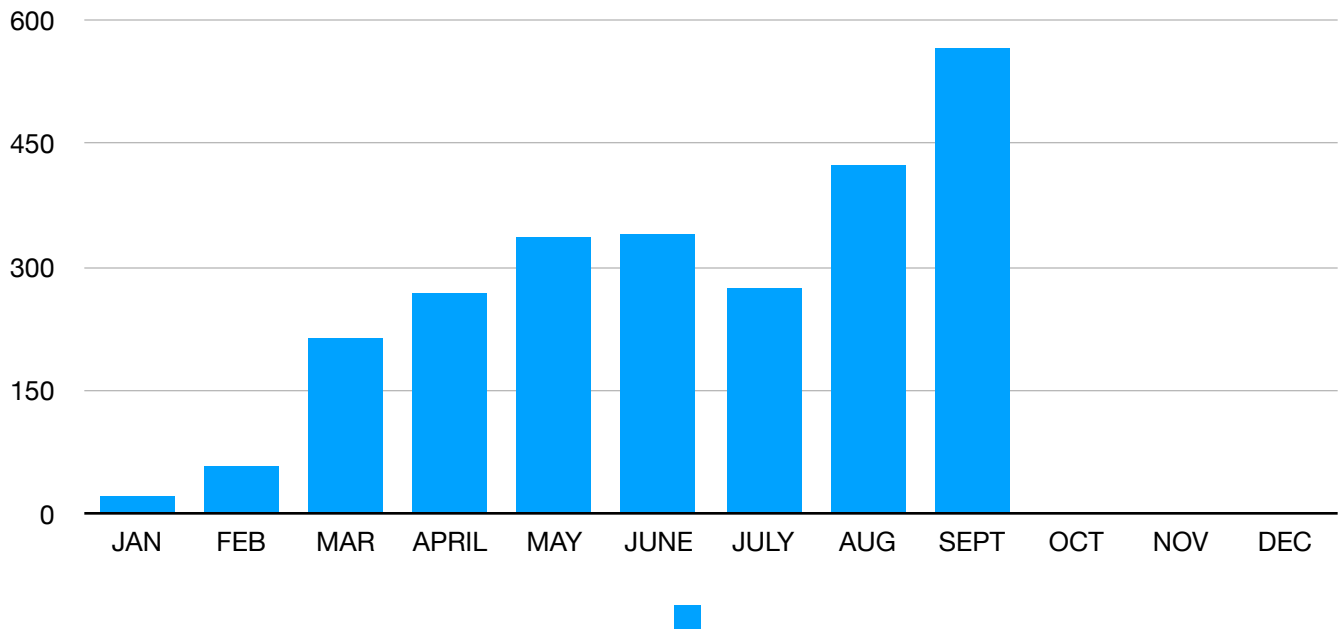
Financial statements through August can be found on the Villas website, sbvillas2.com. The statements will be posted to the Villas FirstService website once approved by the Board. <https://saddlebrookevillas.connectresident.com/>

LANDSCAPING WATER USAGE

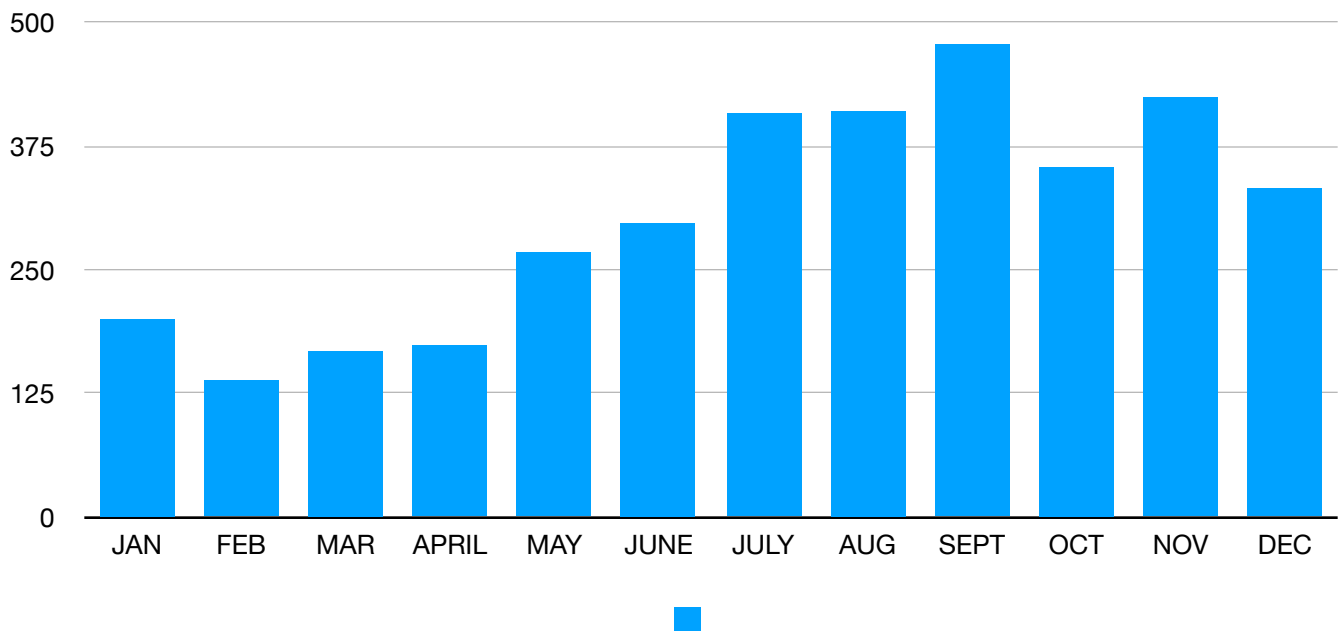
The charts below reflect the amount of water used for irrigation of the Villas' plants and trees. The long term goal is to reduce the number of plantings, thus reducing water usage.

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

WATER USAGE '000' GALLONS 2024



WATER USAGE '000' GALLONS 2023



SOCIAL COMMITTEE



At the SBI ACTIVITY CENTER
Friday, Oktober 18th, 5:15 to 7:30 pm

Brought to you by the SBII Villas Social Committee

**This is your chance to share your favorite
Oktoberfest or fall dish!**

The SBI Activity Center rules require every dish be brought in a home prepped dish. **NO EXCEPTIONS!**

The Potluck is limited to 80 individuals

**On a first-come, first-serve basis,
so make your reservations early!**

If you are unable to attend, please cancel your reservation as soon as possible so we can contact those who are on a waiting list.

**Please RSVP to Sharon Ingle
No later than Tuesday, Oct 15th!**

The social season has officially begun, but this summer we had 3 events I felt were worth mentioning. On 7/6 the residents lunched at the Preserve, 20+ of us, and it was delightful. On 8/17 we had a wonderful luncheon at the Harvest, with again 20+ attendees. On 9/21 we had, what seems to be an annual event, our Sloppy Joe feast at the tennis patio (HOA1). There were 40+ attendees; we heard many fine compliments concerning the menu. Our raffle included the following lucky winners: Ted Johnson, Mel Parrish, Janice Motley and Rich Webber.

The following are the events to be held through the end of this year:

10/18 - Americana Oktoberfest

11/9 – luncheon at It's Greek to Me

12/7 – annual Holiday Brunch at the HOA1 Activity Center.

Starting in November, we will be planning next years' events. Stay tuned!

Arlene Housmyer
Publicity
Villas II Social Committee

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

Stacy Fitzgerald, Assistant Community Manager

Direct Line (520) 219-4520, extension 0

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 Stacy Fitzgerald 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.

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 to date are shown below. These may change during the year.

Kathy Kontos: Paint Exterior and Maintenance
Fran Meckler: Landscaping
Bob Petrou: Pest Control
Brian Gallup: Finance

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Do not put your garbage/recycling bin on the street the night before pickup. Javelinas may knock the bin over and scatter the contents. Waste Management does not pick up the mess. The homeowner is responsible to clean up the mess.

New satellite dish installations require a permit. The homeowner is responsible for initially painting the dish the color matching the villa. When the villa is being painted, approved dishes will be painted by the Association. A dish installer is not authorized to be on the roof. If you allow an installer on the roof you will be subject, at your cost, to a roof inspection, removal of the dish, and repair of any damages to the roof.

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

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 make a payment through its bill pay system.

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 29th.

COMMITTEE CHAIRPERSONS

Paint, Exterior, Maintenance: Dan Craig, Keith Vinje

Pest Control: Dwight Cox

Nominating & Elections: Kathy Schoenwetter

Financial: Brian Gallup

Communications: Russ Soderberg

Landscape: Jo Parsons

Permits: Ted Johnson, Frank Motley

Association Support (ASC): TBD

HOA2 Unit Representative: TBD