



VILLAS VOICE

DECEMBER 2024

BOARD MESSAGE

2024 ACTIONS/RESULTS

- New rodent control baiting system successfully installed.
- Managed expenses and approved 2025 budget without a dues increase.
- Initiated front walkway plant removal to reduce water costs and improve termite control.
- Completed 2024 roof replacement and villas painting cycle.

2025 PRIORITIES

- Manage spending at or below budget.
- Work with Committees on the following projects:
 - Urban Forest Management Committee on tree removals, tree disease, removal of stumps, and tree trimming.
 - Exterior/Painting Committee on continued roof replacement and painting of outer boundary walls.
 - Pest Control Committee to monitor results of new baiting system.
 - Landscape Committee on irrigation replacement and required plantings. Develop plan for plantings of native/desert plants in front walk areas.

VOLUNTEERS

The success of our community is directly related to the many homeowner volunteers working on our Committees and serving on Board positions. A huge thank you to all of you. If you have not volunteered in the past, please think of doing so in 2025. Even a small number of hours volunteering can make a big difference.

We wish everyone a Healthy and Happy Holiday Season

Your Board of Directors.

NOMINATING AND ELECTIONS COMMITTEE

YOUR CHANCE TO MAKE A DIFFERENCE.....

As we approach the annual Villas Board of Directors election, the Villas Nominating and Elections Committee would like all homeowners to become familiar with Board accomplishments for 2024 and goals for the coming year. To begin the process, we ask you to review our Villas Board message in this edition of the Villas Voice, citing both board accomplishments for 2024, as well as priorities for 2025.

The Villas Board election will take place in March, 2024, but the process of encouraging homeowner participation will begin following the holiday season. There will be two Board positions to be filled. If in reviewing the current Board actions and possible future activities, you might find yourself wishing to help promote this agenda or perhaps suggest some new approaches, please consider running for one of the open seats! More to come in January!

Questions? Please contact Kathy Schoenwetter at k.schoenwetter@comcast.net

SOCIAL COMMITTEE

Well, we are counting the days down 'til the end of the year. By the time you read this issue, the New Year may be just minutes away. So – to replay the last 2 events presented by the Social Committee, let's begin:

Our Americana Oktoberfest was successful once again with appropriate decorations, yummy food from our residents, and 45 of us in attendance. Our lucky raffle winners were: Roberta Hafvenstein, Linda Galka, Loren Olson and Sharon Reier.

Our luncheon at **Its Greek to Me** in November proved to be a popular venue – 24 attendees. The food was absolutely scrumptious and the service par excellent.

By the time you read this, our Holiday Brunch on 12/7 will be over. Our work begins for the New Year with our meeting scheduled for 12/10. We thank all for your donations. Also be advised that the Villas II Committee contributed \$200.00, on behalf of Unit 35/35A, to the SaddleBrooke Community Outreach, Adopt-a-Family program for this Holiday season.

Arlene Housmyer, Publicity
Villas II Social Committee

TREASURER / FINANCE COMMITTEE

The 2025 Budget was approved at the October 2024 meeting. The monthly dues assessment did not change. The monthly assessment is \$250.00. The 2025 Budget and monthly financials are available on the Villas' website under VILLAS BOARD, Budget and Financials.

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.

The 2025 Certificate of Insurance is available on the Villas' website (sbvillas2.com) and the FirstService Connect Resident Portal, (<https://SaddleBrookeVillas.connectresident.com>)

PEST CONTROL

The Board approved using a new pack rat control system. You will notice black boxes about a foot square located throughout the villas. While looking similar to the old trap system these boxes are much heavier and therefore don't get moved very easily. The efficacy of this system will be reviewed during 2025.

The annual termite inspection and bi-monthly pest spraying schedules are being worked on. Expect schedules to be available in January.

PAINTING AND EXTERIOR

The 10 year cycle of painting the villas exteriors finished in 2024. The next cycle will start in 2028. During the break in the cycle the interior side of the boundary walls will be painted. HOA 2 is responsible for the exterior maintenance of these walls.

The roof replacement project continues in 2025 with approximately 30 villas being done. A schedule of the villas involved is targeted to be available in January/February.

The annual roof inspection of half of the villas will also be conducted. A schedule of the villas involved is targeted to be available in January/February. This will include patio roofs.

COMMUNICATIONS COMMITTEE

You have two websites available to you for information regarding your Association. We suggest you familiarize yourself with both sites. While much of the general information is available on both sites, each is unique. The Villas' website (sbvillas2.com) has general information including financials, Board information, and rosters. Many find this site easy to use. The FirstService website contains, in addition to general information, information about your work requests and dues information. The FirstService site requires a secured sign on for your information. (<https://SaddleBrookeVillas.connectresident.com>)

LANDSCAPE COMMITTEE

For those who may not know, Jo Parsons found it necessary to step back from her position as Chair of the Villas Landscape Committee to spend time at home helping Jimmy recover from recent heart issues. Jo will continue as the Communications Liaison to bring you up to date weekly scheduling reports and happenings of interest.

Fran Meckler stepped up to fill Jo's vacancy and is doing a fantastic job keeping our landscape looking great.

The VLC has been divided into three separate categories:

The Irrigation Team Chaired by Rich Webber oversees the day-to-day problems we have incurred on a steady basis and the job of initiating RFP bids to replace outdated and overworked sections of irrigation. This project is currently underway and hopefully the first section, which encompasses the perimeter lots along Holiday and Serenity in Unit 35A will be underway in the next few weeks. Stay tuned...

The Urban Forest Management Committee Chaired by Clayton Thomas oversees all trees within our village area. Working hand in hand with an Arborist, this team spends countless hours previewing and assessing the needs of over 500 trees located on 213 lots. It is their job to determine which trees are at risk of endangering walkways, driveways, curbing, and vehicular traffic. They also work to maintain the trimming of all trees close to our units, removing those trees which are determined to be overaged, diseased, a threat to the general population, non-native to our environment or require an abundance of our water supply.

The Landscape Committee Chaired by Fran Meckler is responsible for all fauna and determining which plants are desert friendly as opposed to those that require large amounts of water and maintenance. This team works tirelessly to give new life to an aging community and by removing many of the old and overgrown plants, their goal is to introduce desert cacti and succulents to our landscape over a period of time which will not put a strain on our budgets and will allow us to maintain our dues in the process.

Without the many volunteers who make up the bulk of this workforce, we could not get the job done so if you know someone who belongs to one of the above committees, give them a well-earned thank you.

BOARD MEETING DATES

Meetings are held in the Catalina Room (next to the Pro Shop) on **Tuesday** at 2:00 PM

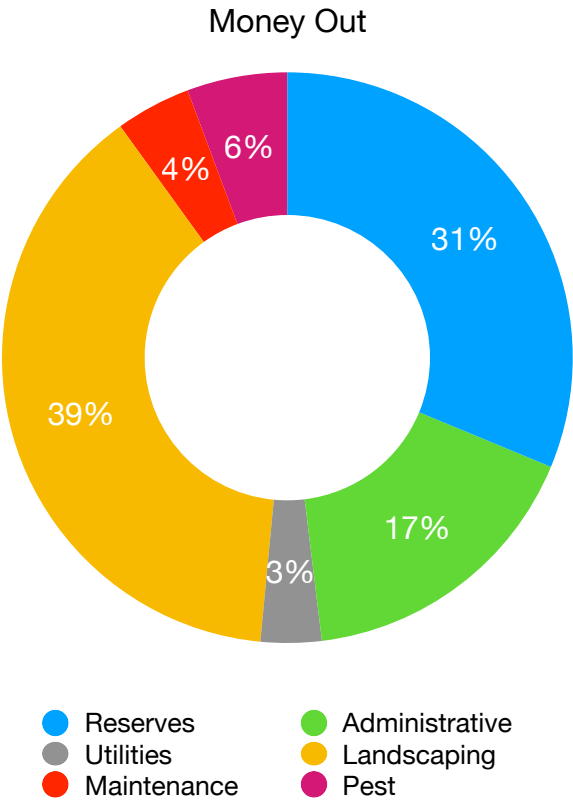
- January 14, 2025, Board Meeting
- February 18, 2025, Meet the Candidates Forum
- March 25, 2025, Annual Meeting (New Board members will be seated) and Board meeting.
- April 22, 2025, Board meeting

2025 Budget (With Reserve Allocation)

Money In	
Assessment/Other Income	\$639,000
Total income	\$639,000

Money Out	
Reserves	\$205,000
Administrative	\$110,300
Utilities	\$22,600
Landscaping	\$252,800
Maintenance	\$28,000
Pest	\$37,300
Total expenses	\$656,000

Money Left Over	
Income minus expenses	-\$17,000



ADMINISTRATIVE EXPENSES

Items included are: Insurance, Management Fees, Legal, Taxes, Audit, Website, Supplies, misc.

LANDSCAPING EXPENSES

Items included are: Plant management, Tree management, Yard maintenance, Irrigation.

MAINTENANCE EXPENSES

Items included are: Roof Inspections/Repairs, Concrete Replace/Repair, Paint Repair, and general maintenance of exterior surfaces.

RESERVE EXPENSES

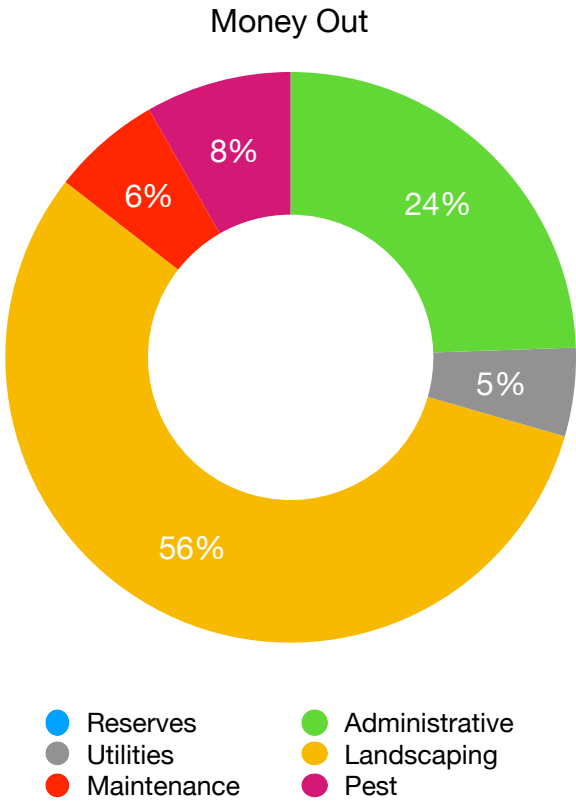
Items included are: Roof underlayment replacement, Patio roofs, Exterior painting of Villa surfaces, Painting exterior property walls (inside surface), Irrigation replacement.

2025 Budget (Operating Funds)

Money In	
Assessment/Other Income (Less Reserve)	\$434,000
Total income	\$434,000

Money Out	
Reserves	\$0
Administrative	\$110,300
Utilities	\$22,600
Landscaping	\$252,800
Maintenance	\$28,000
Pest	\$37,300
Total expenses	\$451,000

Money Left Over	
Income minus expenses	-\$17,000



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

COMMITTEE CHAIRPERSONS

Paint, Exterior, Maintenance: Dan Craig, Keith Vinje

Pest Control: Dwight Cox

Nominating & Elections: Kathy Schoenwetter

Financial: Brian Gallup

Communications: Russ Soderberg

Landscape: Fran Meckler

Permits: Ted Johnson, Frank Motley

Association Support (ASC): TBD

HOA2 Unit Representative: Deb Kresnicka

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.

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▶ 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

The HOA2 Patrol reminds us to be on the lookout for packages scheduled to be delivered to our homes. In addition, they have suggested using mailboxes at the Administrative office and the Desert View complex for outgoing mail rather than using your own box with the red flag up. While there is limited theft in Saddlebrooke, the holiday season does seem to attract unwanted events. Also, there is a USPS Contract Station in the Convenience Center on Saddlebrooke Blvd. which can help you with your postal needs.

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.

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.

INSURANCE

The Villas' insurance coverage has been renewed for 2024-2025,

The Certificate of insurance can be found on the Villas' website (sbvillas2.com) under Homeowner Documents, Insurance. The coverage document below is also available on the website. Suggest you take a copy of both when discussing your insurance coverage with your agent.



- **Personal Liability** pays for bodily injuries to other people or damage to their property if you are liable resulting from unintentional acts committed by qualified family members including sporting activities and acts of your pets.

Need to file a claim?

- If you have a claim notify your HOA management company or the board of directors as well as your own personal insurance carrier. Claims that involve your personal property, furniture, and interior finishes must be placed with your homeowners insurance carrier. Claim payments for this policy are issued to the HOA/board of directors as insurance trustee.

Need a certificate of insurance?

- Send your request to proof@hoa-insurance.com or call 800-698-0711

Be sure to review this with your personal insurance agent today or call our Personal Lines Expert, **Tina Terrell**, direct at **949-215-9803** or **(800) 698-0711 Ext. 203**. Thank you!



Saddlebrooke Villas Association Nos. 35, 35A, Inc.

Your Association is insured through LaBarre/Oksnee Insurance

The Association maintains a master insurance policy to insure the buildings and is for **BARE WALLS** only per the association's CC&R'S. An example of the Perils you are insured for are; wind, hail, lightening, fire, vandalism, malicious mischief, explosion, earthquake, and sudden and accidental water damage. There are certain **exclusions such as finished flooring, wall coverings, fixtures and cabinets, your personal property, standard maintenance items, theft inside of your unit, insect or animal damage, satellite dishes, patio enclosures, service lines, settling or cracking of foundations, items damaged by normal wear and tear or pest (vermin) damage and subsidence.** The Association policy carries a Property Deductible of \$5,000 for all perils EXCEPT earthquake which has a separate 5% deductible, and depending on the circumstances of the loss, could be your responsibility as the homeowner.

What Insurance Coverage does a Unit Owner Need?

- **Personal Property** coverage WITH replacement cost covering your personal belongings as the master association policy does not cover for Unit Owner's personal property.
- **Building Additions and Alterations** can be covered on your personal policy when the association's policy does not pick up coverage for Betterments and Improvements. Improvements or Upgrades to your Unit should be covered by you as an owner to cover any gaps in coverage in the event of loss. **Please be sure to inform your personal insurance agent that the HOA policy excludes coverage for finished flooring, wall coverings, fixtures and cabinets.** Also, please be sure to notify your personal insurance agent that this association carries a \$5,000 Property Deductible and a 5% Earthquake deductible so that you are covered in the event you are responsible for that Deductible or loss sustained within your Unit that is less than the Deductible.
- **Loss of Use** will pay the unit owners living expense while the unit is not inhabitable due to an insured loss. If your condo is rented out, this coverage will be replaced with Loss of Rents coverage.
- **Loss Assessment** will pay the owners share of a special assessment levied due to an insured loss exceeding the associations master policy limits.

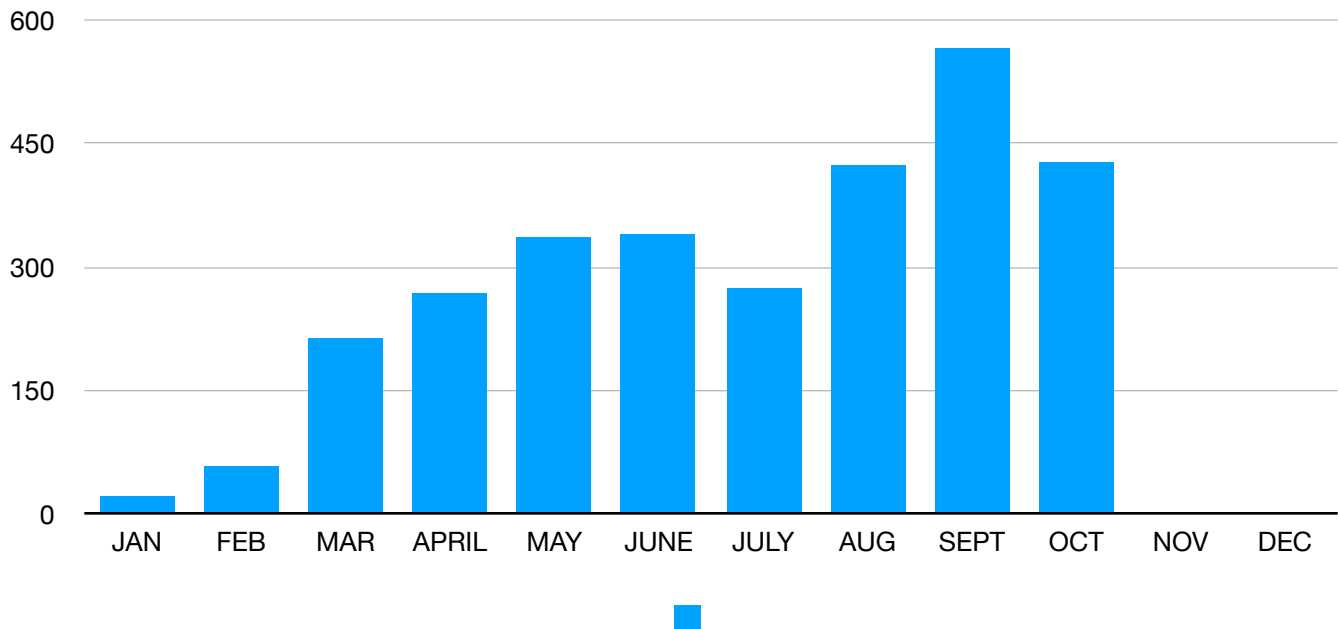
<https://hoains.com> • info@hoa-insurance.com • 800-698-0711

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

