



VILLAS VOICE

FEBRUARY 2025

As many of you are aware, Bob Petrou resigned from the Presidency of the Board in December. Bob had served on the Board for a number of terms and was a great contributor to the success of our Association. He and his wife Karen are still Villa residents. If you see Bob, please thank him for all the effort and work he did for us.

When Bob retired, Kathy Kontos became Interim President and the Board started to look for a replacement on the Board. In January, the Board asked Tony Ingle to fill the vacancy and then elected Tony to serve as President. Tony's Board term will end in March 2026.

Tony, and his wife Sharon, are long term residents of the Villas and have served on a number of committees. If you see them out walking, please congratulate and thank Tony for volunteering.

Tony has two Masters degrees, one in Social Work Policy, Planning, and Administration and one as a Master in Divinity.

He started his vocational journey as a Lutheran Pastor in Texas, moved on to the mental health field in Illinois, and then into management positions with Lutheran Social Services in Indiana and North Dakota. He finished his career as the President/CEO of Lutheran Social Services of North Dakota. In this position he was responsible for a twelve million dollar budget and a staff of 400 people.

In addition, he served as a Board member on a number of nonprofit organizations. He also conducted accreditation reviews for the Council on Accreditation, specializing in Governance, Finance, and Personnel for private and public nonprofits.

Tony is also a Certified Scuba Dive Instructor, and enjoyed many hours under water.

His background and willingness to assist will be great assets to our team.

Your Villas Board of Directors

NOMINATING & ELECTIONS COMMITTEE

The Committee members have been very busy contacting homeowners to discuss their interest in being a candidate for the upcoming Board elections, or their interest in volunteering to assist your Association in other ways. A great deal of time and effort was put forth by the Committee members and they were able to obtain two candidates for the March election.



Watch your mail for the Villas Board of Directors Election Information Packet

Included will be:

- Information regarding the **online** voting process through Vote HOA Now

(Paper ballot option included)

- Candidate Bios/Statements
- Minutes of the 2024 Annual Meeting for approval
- Notice of the March 25, 2025, Annual Meeting

“Meet the Candidates” Forum

February 18, 2025, 2:00 PM MST, MV Catalina Room (next to the MV Pro Shop)

Please join us for an opportunity to interact with candidates running for the Villas Board of Directors.

LANDSCAPE COMMITTEE

With the start of a new year, we are looking forward to fulfilling some of our projects. These include plant removals, trimming of trees and plants, meeting HOA2 planting requirements, irrigation and the overall management of the many thousands of plantings and trees.

The Hop Seed project is targeted to start in the next few weeks. This project involves the planting of Hop Seed bushes to cover the view of air conditioning compressors from the street, as required by HOA2.

Irrigation is working with contractors on their bids to replace portions of the irrigation system. They will prepare a recommendation to the Board related to this work. If the Board approves, the target would be to start the project this spring.

We have received quite a few emails thanking us for the changes in cleaning up the landscape and how beautiful the potted plants and little benches have really dressed up many of the front walkways. Walking through the Villas and seeing the work that you have done with your planted pots, looks amazing.

You have all received your flyer from our Landscape Committee listing your Captain and area and very important information on whom to contact for different issues. A lot of work and thought went into your flyers and we hope that you will put them to use and enjoy them. If you see your committee members out checking their areas, give them a big thank you.

Fran Meckler,
Landscape Chair (temporary)

P.S. The Landscape Chair is still available for someone that would like to work with some really wonderful committee members.

URBAN FOREST MANAGEMENT

Urban Forest Management Committee (UFMC)

At the January 14, 2025 Villa Board meeting, the Urban Forest Management Committee's initial long-range plan was accepted. The UFMC's stated **mission** is:

To actively manage and improve the Villa Units 35/35A's urban forest following professional guidelines.

The committee's **vision** of how things will look, if its mission is successful, is stated as follows:

The SaddleBrooke Units 35/35A Association urban forest will be attractive, add value to property, contribute to a healthy environment, be responsive to financial concerns, and be compatible with the Southwest desert landscape.

At this stage of development, the UFMC plan has four goals and several objectives. The goals are:

- 1. To develop a management plan for the Villa Association' urban forest.**
- 2. To understand the long-term financial liabilities of our urban forest.**
- 3. Develop an informational process for residents.**
- 4. Coordinate with HOA2's ALC Committee and their Guidelines.**

At the same January meeting the Board approved guidelines for deciding the priority for removing trees when resources are limited. The six priority steps are:

- 1. Trees and related growth that are a threat to or are damaging driveways, roofs, or other structures.**
- 2. Trees that are diseased and/or dying.**
- 3. Trees in overcrowded areas.**
- 4. Non-indigenous trees that consume a significant amount of water***
- 5. Trees that are not part of the original Villa community landscape design***
- 6. Other trees including resident request for removal.**

* Trees originating from seeds, sprouts, and those not a part of the original landscape design are covered under HOA2 Guidelines, Article III: Specific Requirements and Guidelines, Number 49 that states, "Volunteer trees that naturally sprout must be approved for type and location if they are to be retained in the landscape."

TREASURER / FINANCE COMMITTEE

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>)

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, painting of the interior side of the boundary walls is being evaluated. HOA 2 is responsible for the exterior maintenance of these walls.

The roof underlayment replacement project continues in 2025 with approximately 33 villas being done. A schedule of the villas involved is available on the Villas' website (sbvillas2.com) as well as the long term term schedule. HOME PAGE-PAINT& EXTERIOR- Roofing.

The annual roof inspection of a portion of the is under being conducted. This will include patio roofs. The annual exterior inspection is complete and will be reviewed.

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. This site is maintained by Phil Hafvenstein, a Villas homeowner.

A password is required for financial information, homeowner roster information, and Contact Information.

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>)

Phil and FirstService also send out miscellaneous Association messages and updates. While this may be confusing, there are some valid reasons to do it.

While there is some redundancy between the the two sites, there are also differences. Comparisons between the sites will be reviewed in future Villas Voice newsletters.

New Volunteer Opportunity

Webmaster Phil Hafvenstein is seeking a volunteer to help him maintain accurate and timely rosters of Villa residents. Specifically, someone who has a computer and knows how to send and receive emails, to initiate and manage email communications with new villa homeowners. Some knowledge of Microsoft Office is helpful, but not necessary.

Volunteer will:

- Help develop more timely access to new villa homeowner information.
- Receive and maintain new villa homeowner information from various sources, including our Unit Representative.
- Email new homeowners a standardized letter welcoming them to the villas, telling them about the villa website, and requesting they submit their contact information.
- Keep a record of who responds and follow up, if they don't.
- Share all new homeowners contact information with the webmaster, who will then update the rosters and email program.

Phil will provide training, standardized email forms, and on-call support.

Time Commitment:

- Less than two hours per new owner, on an as needed basis.

Reply To: webmaster@sbvillas2.com

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.



The Villa Roster Password will change March 1st

Effective March 1, 2025, the current password to access the villa rosters and financial information will no longer be valid. You will need the new password to view or download them from the villa website.

The new password will be sent to you at the email address shown in the roster.

Please visit the villas website now at www.sbvillas2.com and click on the **Villas Rosters** box. Verify your information in the rosters is complete and up to date. If it isn't, return to the HOME page, click on the **Submit Changes to Roster** box, and complete and submit the form.



Contact Information

More website security has been implemented!

In addition to the *Rosters* and *Financial* information pages, the *Contact Information* page is now password protected.

The current password will open all these pages.

SOCIAL COMMITTEE

At our last event, our Holiday Brunch, 45 residents attended. The food, as usual, was scrumptious, the decorations appropriate and the conversation very lively. Winning our lottery were Len Homer and Sandy Huble. As it turned out Len won 3 times and returned some of his winnings back to the Social Committee – very gracious!!

In January 20 ladies attended a luncheon at SaddleBrooke Ranch and it was absolutely excellent. The chef came out and spoke a few words and announced that he and his staff had won the chef's prize out of all the Robson communities.. He also used to be a chef at our own community.

Our next ladies luncheon takes place at the Preserve on 2/22.

Arlene, Publicity
Villas II Committee

**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!**

PERMITS

As a homeowner, please remember any modification your villa may be subject to Rules and Regulations from Saddlebrooke HOA2, Saddlebrooke 2 Villas, and Pinal County. It is the homeowners responsibility to follow these Rules and Regulations.

In general, any thing you do to the exterior of your Villa or your lot, needs a Villas permit. Be safe, ask before doing.

PEST CONTROL



VILLAS MANDATORY TERMITE INSPECTION

PLEASE MARK YOUR CALENDAR

In February, Northwest Exterminating will be conducting a termite inspection of our Villas. Since termites are prevalent in our area and infestations are common, this is a very important function of the Villas Pest Control Committee.

**This service will take place on February 18th, 19th, 20th
from 8:00 am to 10:00 am each day.**

Tuesday, February 18th - Unit 35 Lots 1 - 71

Wednesday, February 19th - Unit 35 Lots 72 - 141

Thursday, February 20th - Unit 35A Lots 1A - 72A

The inspection team will need to access the inside of your Villa.

**If you are not available on your inspection date, you must arrange to
have someone available to allow access to your unit.**

PEST TREATMENT

Your Association provides scheduled spraying of the exterior area of your villa slab and entry ways. This treatment is to help deter crawling insects from entering your villa. It is NOT a termite treatment or a mouse/pack rat treatment. If you are able to see the technician treating your villa, you can ask him to also spray inside your garage. There is no additional charge for the garage.

Saddlebrooke Villas Units 35 & 35 A

Pest Treatment Schedule

Effective January 1, 2025

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 8, 2025	Unit 35 Lots 1 thru 26
2 nd Wednesday cycle for the year starting:	January 15, 2025	Unit 35 Lots 27 thru 52
3 rd Wednesday cycle for the year starting:	January 22, 2025	Unit 35 Lots 53 thru 80
4 th Wednesday cycle for the year starting:	January 29, 2025	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 5, 2025	Unit 35 Lots 107 thru 133
2 nd Wednesday cycle for the year starting:	February 19, 2025	Unit 35 Lots 133 thru 141 & Unit 35 A Lots 1 thru 19
3 rd Wednesday cycle for the year starting:	February 12, 2025	Unit 35 A Lots 20 thru 43
4 th Wednesday cycle for the year starting:	February 26, 2025	Unit 35 A Lots 44 thru 72

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.

FOR SECURITY PURPOSES THE TELEPHONE NUMBERS AND EMAIL ADDRESSES OF THE BOARD MEMBERS AND VOLUNTEERS WILL NOT BE PUBLISHED IN THE VILLAS VOICE. THESE WILL BE AVAILABLE IN A SECURED AREA OF THE VILLAS' WEBSITE. sbvillas2.com



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In addition to the *Rosters* and *Financial* information pages, the *Contact Information* page is now password protected. The current password will open all these pages.

Board of Directors

PRESIDENT

Tony Ingle

VICE PRESIDENT

Kathy Kontos

TREASURER

Brian Gallup

SECRETARY

Fran Meckler

DIRECTOR AT LARGE

Jim Galka

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

Christina Jordan, Assistant Community Manager

Direct Line (520) 219-4520, extension 0

Email: christina.Jordan@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.

BOARD MEETING DATES

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

- 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

REMINDERS

To avoid confusion regarding when garbage/recycling will be picked up during a week with a holiday, suggest you check to make sure your email address is current with Waste Management. Waste Management sends out an email when your collections will be made due to a holiday or other disruptions.

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.

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.

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. Water usage is very impacted by rainfall, or the lack thereof.

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

