



VILLAS VOICE

APRIL 2025

Your Annual Members Meeting was held on March 25. A quorum of homeowners were present either in person, about 50, or by ballot.

Board Members Brian Gallup and Jim Galka were reelected to the Board, and approval of the 2024 Meeting minutes were approved via ballots cast by 118 homeowners.

Following the Members Meeting the Board held an organizational meeting. The following Board positions were approved by Board vote:

President: Brian W. Gallup

Vice President: Kathy Kontos

Secretary: Fran Meckler

Treasurer: Jim Galka

Director of Planning: Tony Ingle

In addition, the Board approved Russ Soderberg as Chair of the Finance Committee.

Chairs of the various committees presented recaps of the past year. President Gallup thanked all of the many volunteers for their assistance to our Association and welcomed any homeowner to become a volunteer.

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.

PRESIDENTS MESSAGE

Please welcome your new Villa Board of Directors for 2025.

These individuals, along with our excellent team of committee chairs and committee members, will continue to deliver excellent service and improvements to our association.

I wish to thank Tony Ingle for the time he served as President. Tony continues on the Board as an important contributor.

We have many “irons in the fire”, some continuing and some new, that are being managed by this team. Projects include new sub-roofing on our roofs, a new section of irrigation, painting of our perimeter walls, elimination of some trees that were causing damage to property and of course maintenance of all our landscaping.

Not to be forgotten, homeowners also submit work orders that our team mitigates. Our management company, FirstService Residential, manages all our money (very well I might add), and provides many corporate services necessary for our success.

In process, Advanced Reserve Solutions will be conducting a reserve study update to assure us of the proper funding of our reserve commitments. The study will be available to homeowners once it is completed, reviewed and accepted.

If you have a question for the Board, feel free to contact the Board via email at admin@sbvillas2.com.

Brian Gallup

VOLUNTEER OPPORTUNITY

Deb Kresnicka, our current HOA2 Unit Representative, is looking for a Deputy Representative to work with her representing the Villas. If you are interested in finding out more about this opportunity, please contact Deb at 520-661-6509.



NOMINATING AND ELECTIONS COMMITTEE



Thanks to all homeowners who participated in the recent Board election.

While this Committee is primarily active December-March we are always interested in hearing from any homeowner who may be interested in being a Board member.

Again this year the Committee attempted to contact every Villa household. That's a lot of calls, texts, emails and volunteer time.

Thanks to Chair Kathy Schoenwetter and Committee members for their efforts. Dave and Mary Andersen, Brian Hooker, Vicki Malec, Dave Reier, Jim and Verna Sak, Bob & Kathy Schoenwetter and Phil Hafvenstein

2025 Villas Board Election Results

118 out of 213 homeowners voted - 55.4%, which easily exceeded quorum of 25%.
(There were two paper ballots submitted and included in the 118 total.)

Candidate results -

Brian Gallup 114 Jim Galka 112

Approval of the 2024 Annual Meeting Minutes -

Yes - 117 No - 1

Congratulations to our two newly elected Board members, and thank you to all who participated in the election process!!

LANDSCAPE COMMITTEE

With great effort and working together we have seen a change in the Villa's landscape. It has been a busy time for all. We have seen the Urban Tree Committee tackling our tree issues with a lot of vigor and completing some projects set forth and with more to come. Clayton and his committee have been out constantly surveying the tree issues and you can always see them out on walks checking out the trees. They also seem to find a couple of leaks for us on their ventures, which we are very grateful for the dedication.

Irrigation is currently an on-going issue for Rich Weber and his committee. Jim Galka stepped in while Rich was away on vacation and is committed to seeing all runs smoothly.

We are waiting to hear from Chad with Yellowstone (formerly Northwest) when the new irrigation system installation on Holiday and Serenity should be completed. Hopefully the week of 4/2/25. A lot of effort and care given to this project. So very glad that we are finishing this project and planning for the next project to work on the next section of a new system to be completed.

If you are wondering why I have included the trees and irrigation in my posting, it is because they are all part of Landscape and it is important that you all know the work involved and the team work it takes to make the projects happen.

The members of the Landscape Committee are an amazing group. They are always ready to help with all projects needing their input and help.

Landscape is an ongoing job and we always have some kind of project going on. Bernie (Yellowstone supervisor) has been in contact with me this week and he will be finishing up the Hop Seed plantings. We are working on the plant stump removal issue and bids will be going out for that project.

Please note that we have not forgotten about the cactus planting in the walkways and hopefully within the next year we can start looking at the rock issues.

The Yellowstone Crew will be starting early because of the summer heat, and they will be a crew of three. Expect noise around 6:30 am.

Fran Meckler,

Landscape Chair

PAINT & EXTERIOR COMMITTEE

Status Report March 25, 2025

Paint

- Refinish homeowner side of Villas perimeter walls began 3/24. Includes power wash, primer coat, 2 finish coats.
- Plan to refinish the whole length of Villas side.
- HOA2 is in-process of refinishing only 'the visible' portion of the exterior side. This partial work is limited by HOA2 budget.
- Thank you to the Landscape team for trimming foliage back 18" from the wall. The painters need access for their equipment and room to work.
- We have been helping the Irrigation team obtain quotes to refinish 8 electric meter stanchions.

Roofs

- Completed 21 Villas lots to date. 12 more to complete for the 2025 cycle.
- Anticipate completion for 2025 around May 9.
- Maintenance service coated 2 flat roofs to extend life.
- Plan to consider major flat roof repair after completing tile roof cycle in 2028.

Maintenance inspection lists

- 5 item Fascia/roof list assigned to Jimenez Roofing for fixed price.
- 69 item Paint/sidewalk list assigned to Wall to Wall Properties. Await response to Request for Proposal.
- Many of these items are touch up paint for incomplete work performed by the homeowner, such as painting pipe wrap insulation on the front water spigot or mounting new flag pole bracket.

URBAN FOREST MANAGEMENT

The Villa Board recently amended the current contract with Yellowstone, formally Northwest Landscaping, to include tree maintenance. That means that the backlog of trees that need thinning, crown-raising, and removal of dead and diseased limbs, will now get regular attention. This is a three-year contract during which Yellowstone will bring all of our nearly 500 trees up to industry standards (ANSI A300). One third of the trees will be addressed each year, starting with those most in need. In addition, trees will be cut back from structures every year.

Because of the Villa Board's strong commitment to truly manage our forest, the backlog of trees that were cracking curbs, pushing up driveways and patio brick, are mostly gone. Now, the committee's attention is on those trees likely to cause damage in the near future as well as trees that are diseased and/or dying.

Prevention remains the first step in any program that intends to manage a healthy forest. This is why cutting away dead limbs that harbor insects and removing limbs that rub together is so important. Possibly there will be diseased or infected trees that should be removed to prevent the spread of an infection or insect population. Yellowstone has assigned an experienced arborist, Cory Craft, to work with the Urban Forest Management Committee and the Yellowstone crews on these issues.

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.

TREASURER / FINANCE COMMITTEE

The 2025 Budget and more detailed monthly financials are available on the Villas' website under VILLAS BOARD, Budget and Financials. You will need the password to open. Suggest you look at these to get a better understanding of what your dues are providing. Information is generally available at the end of the following month.

There are two Monthly Financials: 1) Summary. This is a high level summary of the Balance Sheet and Statement of Revenues and Expenses. 2) Detail. Consists of the information making up the Summary.

The reports show both Operating Funds and Reserve Funds. Operating Funds are those revenues and expenses related to the day to day management of your Association. Reserve Funds reflect the funds related to long term management of the Association (roof replacement, full villas painting, irrigation replacement). Under Operating Funds there is a category called Common Area. While the Association does not own any common area, this category of expenses refers to those functions provided by the Association that are not included in another category. Examples are pest control, touch up painting, roof repair.

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.

Recommend using Click Pay through FirstService.

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

SADDLEBROOKE TWO VILLAS 35/35A
BALANCE SHEET
FEBRUARY 28 2025

ASSETS

TOTAL OPERATING FUNDS	\$	183,116.73
TOTAL RESERVE FUNDS	\$	1,232,521.07
OTHER ASSETS	\$	3,858.00

TOTAL ASSETS **\$ 1,419,495.80**

LIABILITIES & EQUITY

PREPAID ASSESMENTS	\$	42,760.15
RESERVE EQUITY	\$	1,232,521.07
CURRENT YEAR OPER. SURPLUS (DEFICIT)	\$	2,410.90
PRIOR YEARS OPER. SURPLUS (DEFICIT)	\$	141,803.68

TOTAL LIABILITIES & EQUITY **\$ 1,419,495.80**

STATEMENT OF REVENUES AND EXPENSE YTD

FEBRUARY 28 2025

OPERATING INCOME

ASSESSMENTS, INTEREST, FEES, MISC (LESS RESERVE TRANSFERS)	\$	78,921.31
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OPERATING EXPENSES

ADMINISTRATIVE	\$	12,188.05
UTILITIES	\$	2,697.41
LANDSCAPING	\$	32,424.69
EXTERIOR MAINTENANCE, PEST CONTROL	\$	29,200.26
TOTAL EXPENSES	\$	76,510.41

OPERATING SURPLUS (DEFICIT) **\$ 2,410.90**

RESERVE FUND

INCOME	\$	38,146.23
EXPEDITURES	\$	39,730.00

RESERVE SURPLUS (DEFICIT) **\$ (1,583.77)**

Numbers shown above are summary numbers. More detailed numbers may be found on the Villas Website (sbvillas2.com) or on the FirstService Website (<https://SaddleBrookeVillas.connectresident.com>).

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.

The Communications Committee is targeting to do a live demonstration of the Villas website after the April 22 Board Meeting.

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.

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.

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.

Thank you to the 20 homeowners who contributed \$1,645 in cash, and the 40 homeowners who contributed 48 bags of food.

Let's target for more next year.

PEST CONTROL COMMITTEE

Termite Inspections Feb 18th - Feb 20th, 2025.
Makeup Wednesday, Feb 26th.

Volunteers - Chuck Bone, Tom Kontos, Rich Kresnicka, Bob Lindner, Jim Sak, Oz Saunders, Edith Hall, Bill Todd

Total Villas 213 (207 inspected)

Villas with Interior Activity 25 (Interior treatments have/will be scheduled with homeowners)

Villas not inspected due to no response 6
(35/50, 35/105, 35A/14, 35A/52, 35A/64)

Villas with Exterior Activity 33 (Exterior treatments do not require scheduling with homeowners)

Sent out 3 separate email blasts reminders plus;
- included information in Villas Voice
- hand delivered flyers to each Mailbox tube

We use the email addresses included on the Villas Web Site. If this information is not kept up to date by the Villas owners (or their designated agent) then you are probably not getting critical information regarding Villas activities such as Termite Inspection dates and results. This makes it very difficult for the volunteer committees to organize, coordinate and execute services (some critical) such as Termite Inspections/Treatments, Landscaping, Building Maintenance (Painting/Roofing).

Trelona Termite Baiting Systems

There have been several of these systems installed in the Villas by Northwest (or other contractors) in previous years. This year there have been five additional installations. It has proven to be an excellent preventative in deterring termites. Approximate installation cost per Villa is around a \$1000 and \$190 per year to maintain the system. This service is NOT provided by your Association, rather it is an option for individual homeowners at their expense.

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

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



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.

Board of Directors

PRESIDENT

Brian Gallup

VICE PRESIDENT

Kathy Kontos

TREASURER

Jim Galka

SECRETARY

Fran Meckler

DIRECTOR OF PLANNING

Tony Ingle

COMMITTEE CHAIRPERSONS (BOARD LIAISON)

Paint, Exterior, Maintenance: Dan Craig, Keith Vinje (Kathleen Kontos)

Pest Control: Dwight Cox (Open)

Nominating & Elections: Kathy Schoenwetter (Open)

Financial: Russ Soderberg (Jim Galka, Brian Gallup)

Communications: Russ Soderberg (Open)

Landscape: Fran Meckler (Fran Meckler)

Permits: Ted Johnson, Frank Motley (Open)

Association Support OPEN: (open)

Urban Forest Renewal: (Tony Ingle)

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 Golf Pro Shop) on **Tuesday** at 2:00 PM

○ April 22, 2025, Board meeting

The Catalina Room has a Hearing Loop. If you wear a hearing aid with a T-Coil, and enable the function, you should be able to better hear the speakers who use the microphones.

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.

SOCIAL 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!

St. Patrick's Day – what a celebration!! Special thanks to our hosts – Phil and Roberta Hafvenstein.

Special thanks to Maureen Spence for the beautiful picture video of the event.
(sbvillas2.com St. Patrick's Day Party)

Heard only great compliments for the food.

There were 88 attending; what a delight!

The winners of the raffle were Mark Norona,
Gayle Norona, Bruce Bailey, Angie Ruble and Jack Sheerin.

Our next upcoming event is the Black and Red Tax Day with Beyond Bread Sandwiches and condiments. Start time is 4:00 pm and it is an outside event on Serenity, just off of Casual Dr. Bring your drinks and chairs.

We are in the process of planning an event for Cinco de Mayo, and other events during our "hot" season.

Stay tuned for our future events.

Arlene Housmyer. Publicity
Villas Social Committee



Red or Black Tax Day Party

Saturday, April 12th, 4:00 p.m.

Outside event *ON THE STREET*

SERENITY LANE, just off Casual

Let your Tax Return decide what you wear!
Paid? **Wear Red!** Refund? **Wear Black!**

Celebrate with your villa friends and neighbors
another Delicious
Beyond Bread sandwich event!!!



We are looking forward to meeting many new villa residents and having many ex-villa-ites join us as well. Sandwich menu will be provided before you eat.

RSVP by Monday, April 7th
to: Sharon Ingle

sharon21044@gmail.com or (701) 388-1395

(If you RSVP and are unable to attend,
please let Sharon know asap.)

Your Villas Social Committee will be providing

Beyond Bread's fabulous Sandwiches

with their special condiments, and

Potato Salad, Chips, and Cookies

(We will be charging \$5 for any guests)

Just bring your cart/chair, sunglasses, a hat, and your favorite drink.

RAFFLE WILL BE HELD!

6 Tickets for \$5

Half of proceeds go to Villas Social Committee for future events.

2025-26 VSC members: Sandy Adamec, Sandy Bailey, Phoebe Bax, Pat Carlson, Linda Davis, Roberta Hafvenstein, Arlene Housmyer, Sharon Ingle, Debbie Keefer, Kathy Kontos, Donna Ludden, Fran Meckler, Genie Reardon and Donna Webber.

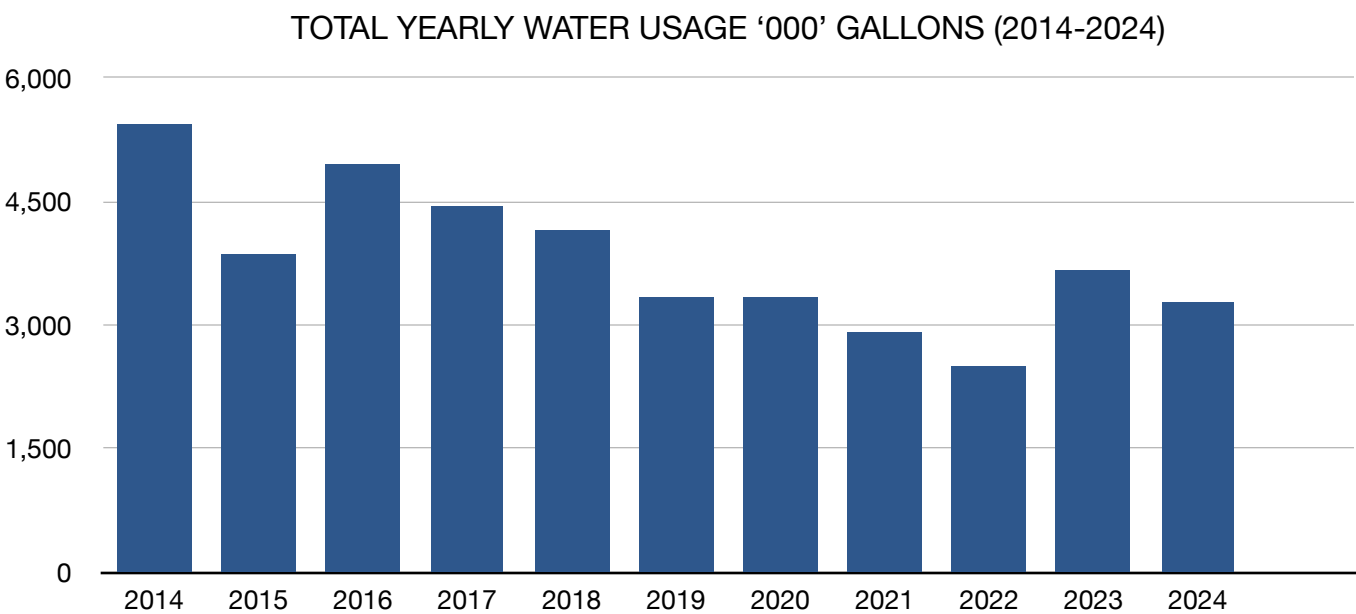
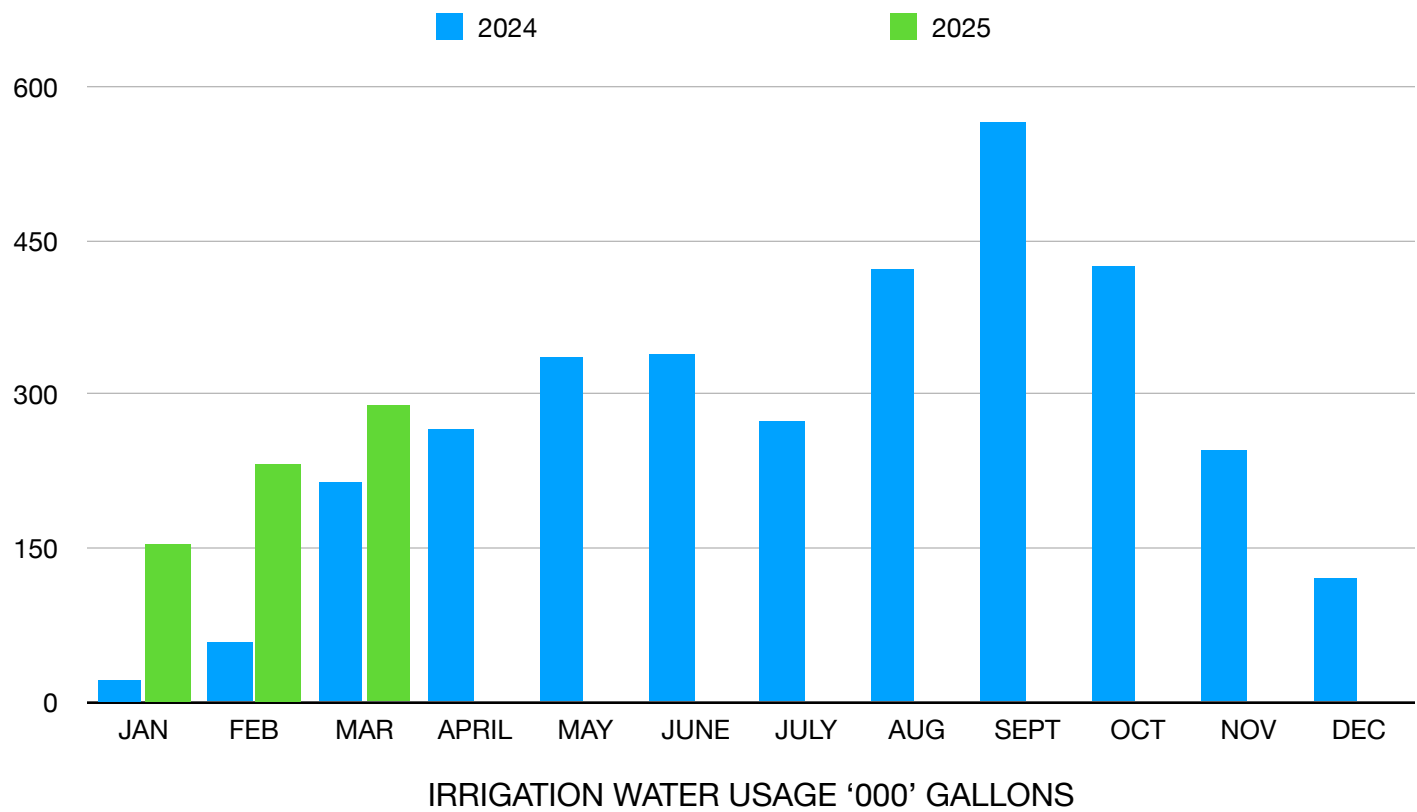


Screenshot

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.



Website Reference Guide for Villa Residents

If you are looking for:	You will find it	Access:
Villas Certificate of	sbvillas2.com	public
Villas Work Order Form	sbvillas2.com	public
Villas Governing Documents	sbvillas2.com	Public
Villas Site Manager	FirstService	password ⁽¹⁾
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 ⁽¹⁾

(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 loginscreen.**

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**