

THE COMMUNICATOR

SaddleBrooke One

April 2025

Transition Ahead

Mike Phillips, Golf Course Superintendent

With the cooler months behind us, it is time to start talking about and executing the transition of the golf courses. This is the annual process of transitioning the dominant grass from the cool season Rye grass back to the warm season Bermuda grass in all of the overseeded areas of the golf courses. This is always a difficult time for players, as well as the Maintenance Team. The transition process will affect playing conditions and the appearance of the golf courses. There will be areas where the Bermuda grass did not make it through the winter and will require sod. It is always our goal, as a Maintenance Team, to limit the amount of sod needed during transition.

Our process started last fall in limiting the injury to the Bermuda grass during overseed preparation. The maintenance staff has been, and will continue, working hard over the next few months in the transition of the golf courses. You have probably already noticed some of the work the Team has started in solid tine aerification of tees, as well as slicing of the fairways and overseeded rough. Every year is different and mother nature has the biggest impact on the transition process. The Bermuda grass needs consistent soil temperatures that are above 60°F in order to completely come out of dormancy.



The Golf Maintenance Team will take advantage of the course closures during the summer months to ensure we have a healthy stand of Bermuda grass going into next fall. Last fall, the SaddleBrooke Course was the first one to be overseeded, so it is the first course up to get some extra maintenance during the course closures. Below are some of the extra cultural activities you can expect to see on the golf courses during this time period:

Increased Cultural Activity: Aerification and fairway topdressing will begin in May and this will begin to relieve the compaction caused by the heavy traffic load since last year's overseed. Relieving stress and improving the growing environment is essential to jump starting the Bermuda grass recovery.

Vibra-Sandmaster: The Maintenance Team will be looking for improvements again this year in our most troubled transition areas. The Maintenance Team took the vibra-sandmaster a couple different directions in these troubled areas last summer. The vibra-sandmaster gives the maintenance staff the ability to create small channels of sand below the surface. This will allow the water to move through these areas quicker and not stay wet for too long causing the Bermuda grass roots to rot during the winter months. The Maintenance Team plans to expand the use of this piece of equipment this summer to not only troubled transition areas, but to other areas of the fairways.

Continued on page 2

Lowered Mowing Heights: Lower than normal mowing heights will mean tighter lies throughout the courses. Lowering mowing heights allows for maximum light penetration to the Bermuda and at the same time can weaken the Rye grass which leads to less competition for the Bermuda.

Chemical Applications: While these applications are performed ahead of, or after, daily golf, the results will be visible. They included weakened and off-color Rye grass. This important activity helps the Bermuda grass gain the upper hand, as it recovers from the overseeding process and begins active growth.

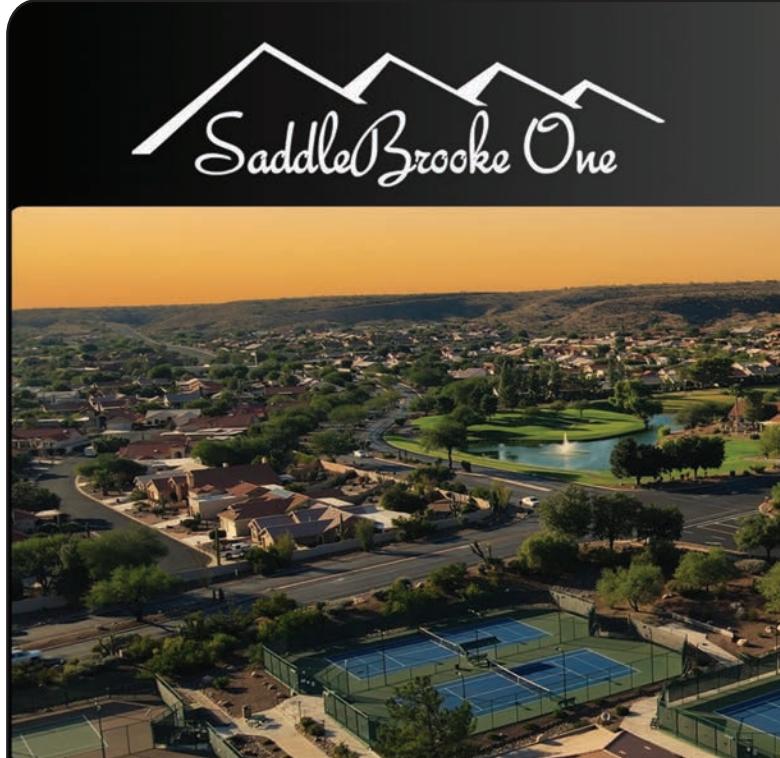
Increased Moisture Levels: Maintaining adequate moisture for the Bermuda grass is essential, as it recovers. This will lead to wetter than usual conditions overall. Look for our low-pressure mister units to be used in dry areas throughout the courses, as needed.

Cart Traffic Restrictions: Changes to cart traffic restrictions will be made, as necessary. Some holes may be closed to all cart traffic or limited to certain areas depending on Bermuda grass recovery. Please follow all posted signs and cart signs on the golf courses.

Thank you in advance for your patience during this difficult time period for playing conditions. The Golf Maintenance Team will be proactively managing this difficult process. We look forward to seeing you on the golf courses.

May Course Closure Schedule

Course	Date Closed	Date Re-Opened
SaddleBrooke	May 5 th	May 12 th
Tucson	May 12 th	May 19 th
Catalina	May 19 th	May 26 th



2025 Annual Meeting

MONDAY

April 28, 2025

1:00 PM

Vermilion Room
SaddleBrooke One
Clubhouse

Followed by the April Board Meeting



PATROL

SaddleBrooke One

Spring Is Here!

Christopher Albers, SaddleBrooke One Patrol Manager

Now that it is Spring, many of our residents leave SaddleBrooke for extended trips or for the long, hot, summer. Please remember to fill out a Resident Absence Form to have your home checked by Patrol while you are away. The forms are on the SaddleBrooke One resident website under the Patrol tab, or can be picked up in the Administration office; also, our duty Patrol officers have blank forms with them. If you plan to be away for an extended period of time, be sure to provide your landscape contractor's name and phone number in the event your property needs attention while you are away.

Walking and Jogging Safely

The coming of spring also brings out many more walkers and joggers. Ridgeview and Saddlebrooke Blvds are our busiest streets and they also attract the most walkers and joggers. You should always walk/jog facing traffic; it is the law in Arizona. This may mean that you have to walk/jog on the sunny side of the street at times, but it will protect you because you will be facing oncoming traffic and will have time to react if a distracted driver swerves toward you. You should never walk/jog more than two abreast when on our streets and if you are on Ridgeview Blvd. when traffic is heavy, single file is best. When walking /jogging on Saddlebrooke Blvd please use the walking path on the south side of the roadway.

Golf Cart Safety

Many golf carts are now capable of speeds of 25 mph and higher. Frequently, carts have no speedometer, no seat belts or seat belts that are not being used, and still have 2-wheel brakes. In most of the serious accidents involving golf carts, the carts tend to skid and tip over because they have a small wheelbase and are top heavy. When they tip over, the occupants are ejected from the cart onto the pavement. If you own one of the faster golf carts and normally drive at speeds above 20 mph, you must always be alert to any situation that would require you to make an evasive maneuver or stop suddenly. If you have to brake and swerve at the same time, your cart will probably tip over. Also, please fill out a Golf Cart Registration form. Patrol has had accidents where injured drivers could not identify themselves to first responders. Having a permit on your cart can help Patrol when the worst happens. Forms are available online on the Patrol website, or at the Pro Shop or the Administration office.

2025 Notice of Violations Issued		
Violations	January	February
Speeding	1	1
Stop Signs	10	11
Handicap Parking	0	0
RV Parking	0	2
Other Parking	0	0
Cart/Walking Path	0	1
Pets	0	1
Total	11	16



FOOD & BEVERAGE

SaddleBrooke One

Kelly's Korner

Kelly Evans, Food & Beverage Director

Springtime is here, and so is our new menu! We look forward to serving you all new, delicious, seasonal dishes, and drinks. From grilled peaches to fresh house-made hummus and fried cauliflower, we have something for everyone to enjoy. Joining the dinner selections, we have a Roasted Half Chicken and Blackened Hawaiian Ono we can't wait for you to try and fall in love with. Downstairs in the RoadRunner Grill, we welcome a Southwest Hotdog, Club Wrap, Chicken Salad Melt, and Biscuits and Gravy! Whether you dine for lunch or during Happy Hour, you can enjoy the very popular French Onion Pizza and our new Buffalo Chicken Pizza. It is our mission to keep the food offering here at SaddleBrooke One fresh and prices reasonable. We are thankful for our relationships with our vendors who have made it possible for us to bring back the Filet Medallions at an affordable price point, as well as being able to say goodbye to our Egg Surcharge during breakfast. By request, we have brought back the Wild Caught Mussels, as well as bringing on Wild Caught Hawaiian Ono. You will also be able to add house-smoked salmon to your salads in the RoadRunner Grill and the Vistas. Quite a few of these new items and ingredients are resident requests, so never be afraid to share with us what you would like to see on the menu.

There are also many fun events to look forward to in April. Grillin' and Chillin' makes its comeback this month on the patio. We are especially excited about our Luau Buffet on April 16th. Wear your Hawaiian shirts and Leis and enjoy the ukulele music, as we serve a whole slow-roasted pig, Shoyu Chicken, grilled Mahi Mahi, and all the fixings! The next evening, we have a special ticket painting event on the patio with happy hour drinks served from the RoadRunner Grill bar. We look forward to having you and your families in for our Easter Brunch on April 20th. The talented Jessiah will be here playing piano that day, as well. Reservations are open and will be booked for hour-and-a-half increments to ensure we can serve as many families as we can that special day.

Some updates to our draft beer selection have taken place in order to keep our staff safe while changing kegs. We have downsized to eight (8) beers on draft, with two rotating beers, as this is what will safely fit in our cooler. With this change, comes an exciting new event. On Tuesday, April 8th we will host our second New Tap Tuesday with \$4 pints all day of our newest rotator and a visit from Ranch Hand Brewing in the RoadRunner Grill for samples and swag that evening. We also look forward to having our first Water Pong night on Sunday, April, 27th out on the patio. We will fill red solo cups with water and play similar to Beer Pong, but no expectation of drinking alcohol or chugging. If this game takes off, we look forward to offering water pong nights monthly, as well as future tournaments in partnership with our lovely Events Committee. April 21st will be our third Trivia Night. We are looking for feedback on Trivia, currently, we offer a Baked Potato buffet for \$15, inclusive. If you love Trivia and are willing to pay a few dollars more for more variety on the buffet, please let us know via the feedback form on the SaddleBrooke One dining website.

Lastly, I want to thank you all for such a lovely last year here at SaddleBrooke One, for your patience, advice, and warm welcome. I truly enjoy working here and cannot wait for more fun with you all. Happy April SaddleBrooke!



Join us for



New Tap Tuesday

The RoadRunner Grill

On Tuesday, April 8 our New Tap will be



**RANCH HAND
BREWERY**



**\$4 PINTS
ALL DAY
(NEW TAP ONLY)**

Meet our Ranch Hand Brewing rep who
will be passing out swag and samples
4:00pm to 5:00pm
in the RoadRunner Grill

IT'S A LUAU

HULA ON OVER FOR A

Hawaiian Luau Buffet

MUSIC BY JAMIE O'BRIEN

WEDNESDAY APRIL 16, 2025

ROADRUNNER GRILL

NO HOST BAR 4PM

BUFFET OPENS AT 4:30PM

\$30 PER PERSON

PLUS TAX & GRATUITY

RESERVATIONS REQUIRED

HAWAIIAN MACARONI SALAD

HAWAIIAN ROLLS

ROASTED BELL PEPPER, RED ONION,
BROCCOLI AND CAULIFLOWER MEDLEY

HAM AND PINEAPPLE FRIED RICE

ROASTED MOLOKAI SWEET POTATOES
GRILLED MAHI WITH PINEAPPLE SALSA

SHOYU CHICKEN

WHOLE SLOW ROASTED SUCKLING PIG
WITH SWEET CHILI SAUCE

PINEAPPLE UPSIDE DOWN CAKE

*Makani/old
ekai mafie
Fair winds and following seas*

SaddleBrooke One
**TRIVIA
NIGHT.**
eat - drink - and be trivial

MONDAY
APRIL 21
IN THE
VISTAS

RESERVATIONS
REQUIRED
\$15 INCLUSIVE
BUFFET 4-5:30PM
TRIVIA STARTS AT 5PM

watch your inbox
for all the details!

ROUND UP YOUR BESTIES
AND JOIN US FOR

A SPIRITED GAME OF
WATER PONG

ON THE ROADRUNNER GRILL PATIO

SUNDAY

4/27/25

3:30PM UNTIL 6:30PM

Enjoy some laughs and friendly competition
while you enjoy happy hour
including our limited RRG Happy Hour Menu
\$1 Off Happy Hour Drinks and
\$2 Off Happy Hour Pitchers



FINANCIALS

BALANCE SHEET as of 2/28/2025

12/31/2024
DRAFT

	Current Year	2/29/2024	
ASSETS			
Cash, Cash Equivalents & CDs			
Operating Fund	\$ 4,170,672	\$ 4,456,842	\$ 4,966,157
Replacement Reserve Fund	4,487,197	4,508,733	3,925,492
Capital Improvement Fund	1,598,483	1,430,926	1,621,149
Total Cash	10,256,352	10,396,502	10,512,798
Accounts Receivable, Net	654,897	594,584	1,261,407
Inventory & Prepads	579,275	591,472	585,598
Property & Equipment, Net	19,203,420	19,391,561	19,381,423
Operating Lease Assets	592,398	130,004	592,398
Total Assets	\$ 31,286,342	\$ 31,104,123	\$ 32,333,623
LIABILITIES & MEMBERS' EQUITY			
Accounts Payable & Accrued Expenses	\$ 463,392	\$ 470,471	\$ 685,380
Deferred Revenue	2,779,449	2,632,530	3,875,356
Operating Lease Liabilities	582,798	131,141	582,798
Total Liabilities	3,825,640	3,234,142	5,143,533
Undesignated Members' Equity	21,104,410	21,834,381	22,172,310
Designated for Capital Reserves	6,085,680	5,939,660	5,546,641
Current Operations	270,612	95,941	(528,861)
Total Members' Equity	27,460,702	27,869,981	27,190,090
Total Liabilities & Members' Equity	\$ 31,286,342	\$ 31,104,123	\$ 32,333,623
Capital & Reserve Funds			
As of 02/28/2025			
	Replacement Reserve Fund	Capital Improvement Fund	Total Capital Reserves
Beginning Balance - 01/01/2025	\$ 3,925,492	\$ 1,621,149	\$ 5,546,641
Fund Contributions	642,600	-	642,600
Interest Income	20,406	6,374	26,781
Capital Expenditures - Operations & Amenities	(46,415)	(29,041)	(75,455)
Capital Expenditures - Golf	(48,597)	-	(48,597)
Capital Expenditures - F&B	(6,290)	-	(6,290)
Ending Balance - 02/28/2025	\$ 4,487,197	\$ 1,598,483	\$ 6,085,680

INCOME STATEMENT as of 2/28/2025

Current Month			Year to Date		
Actual	Budget	Better / (Worse)	Actual	Budget	Better / (Worse)
\$ 540,435	\$ 536,878	\$ 3,558	CSF & Other HOA Revenues	\$ 1,061,486	\$ 1,073,755
38,740	29,800	8,940	HRF Revenue	62,400	59,600
143,158	157,091	13,933	General & Administrative Expenses	307,563	326,078
196,080	238,850	42,770	Services & Amenities Expenses	431,732	490,904
339,238	395,941	56,703	Total HOA Expenses (Excluding Depreciation)	739,295	816,982
239,937	170,737	69,201	HOA Net Income	384,591	316,373
374,728	343,893	30,835	Golf Revenues	698,402	672,033
269,763	279,491	9,729	Golf Expenses (Excluding Depreciation)	530,218	542,389
104,965	64,402	40,563	Golf Net Income (Loss)	168,184	129,645
322,025	313,192	8,832	Food & Beverage Revenue	614,392	626,385
308,888	337,853	28,965	Food & Beverage Expenses (Excluding Depreciation)	630,231	693,441
13,136	(24,661)	37,797	F&B Net Income (Loss)	(15,840)	(67,057)
358,039	210,478	147,561	Total Net Income (excluding Roads Expenses)	536,936	378,961
0	42,522	42,522	Roads Expenses	0	85,043
358,039	167,956	190,083	Total Net Income (excluding depreciation)	536,936	293,918
73,393	72,571	(823)	HOA Depreciation	145,829	145,141
59,465	59,497	31	Golf Depreciation	118,960	118,993
23,111	23,177	66	F&B Depreciation	46,391	46,353
155,970	155,244	(726)	Total Depreciation	311,180	310,488
20,584	21,071	(487)	Interest Income	44,856	42,142
-	5,833	5,833	Income Taxes	-	11,667
\$ 222,653	\$ 27,950	\$ 194,703	Total Net Income	\$ 270,612	\$ 13,905

New Equipment for our Maintenance Department

Plant ID signs for new landscaping. Employee nametags. Signs around the Clubhouse, both inside and out. What do these have in common?

They're all being made on our new X-Tool P2S CO2 Laser Engraver.

This piece of high tech equipment engravess letters, numbers and images in wood, stone, glass, aluminum, and acrylic. A connected computer establishes the design and sends it to the engraver. The engraving process on a 5" x 7" sign takes about 20 minutes.

We have three (3) employees who are trained to use the engraver: Manny Parra, Facilities Maintenance Manager, Jeff Egan, Lead Maintenance Tech, and Bonnie Morrow, Operations Coordinator.

Having this piece of equipment sets our Maintenance Department apart from other communities, and our staff members will keep learning and expanding its use here in SaddleBrooke.



Coffee time

GM COFFEE

Friday, April 11th, 9:00am-10:00am

Please join us in The Vistas
for the next coffee hour with
Vivian Timian, General Manager
Tom Swikoski, Board President
John Reed, Director of Operations

The coffee hours are a great opportunity
for residents to ask questions &
discuss community concerns.

Please help us welcome our new SaddleBrooke One homeowners

NAME	UNIT
Lance & Deanna McDoanld	8A
Ramona Rynko	3
Mary Hansen	8A
David Mann	3
James Pack	21
David & Gail Fosmire	8A
Michael & Julie Uriq	18
Christine & Gregory Griese	16
Barbara Lawton & Jeffrey Luftig	21
Douglas Ober	8
Mark & Starlene Williams	8A
Timothy Ivory & Karyn Harvey	3
Scott Stellman & Michael Wermuth	11

SaddleBrooke Neighborhood Watch

Neighbors Helping Neighbors.....

It's the SaddleBrooke Way!



SaddleBrooke's greatest security strength is our community's **NEIGHBORHOOD WATCH** agenda-promoting security and crime prevention! In cooperation with the Pinal County Sheriff's Department, our Homeowners Association's Recreation, Health & Wellness Committee promotes considerations and reminders regarding our SaddleBrooke's personal safety and property security. Crime prevention starts with having a cooperative effort between SaddleBrooke residents, SaddleBrooke Patrol, and the Pinal County Sheriff's Department.

Senior Citizens don't need to fear crime in SaddleBrooke if we all take a few simple steps to reduce our chances of becoming a victim. **NEIGHBORS WATCHING OUT FOR ONE ANOTHER!** Criminals favor easy targets. The more difficult a target you present, the less likely you are to become a victim. Our **NEIGHBORHOOD WATCH** strongly recommends the following security procedures:

- Advise your neighbors and complete a Resident Absence Form in the Administration Office or online
- Stop your mail and newspapers for the period of your absence
- Make your home appear that someone is at home
- Do not leave notes about where you are and when you will return
- Keep your garage door closed, open doors invite theft
- At night, lock the garage door going to the house
- Don't leave keys outside your home; if you must leave a key, leave it with your neighbors

NEIGHBORHOOD WATCH. What you observe and hear is important!

NEIGHBORHOOD WATCHERS are always aware of activities in their neighborhood DAY and NIGHT! A concerned and watchful neighborhood is important in preventing a crime because most burglars are amateurs and they will be discouraged if they think they have been observed. If you observe a strange vehicle in your neighborhood, write down the make, color, and license number. If you observe a suspicious person, call **911** and the **SADDLEBROOKE PATROL. The Sheriff's Department Needs Our Eyes and Ears!**

This information is provided to you by:

SaddleBrooke HOA#1 Recreation, Health & Wellness Committee
Neighborhood Watch/Crime Prevention Program

You oughta' be in pictures..... Lots and lots of pictures



A photo inventory of your home and its contents could be invaluable, in case of a fire, a break-in, or other calamity

Here are a few tips:

- Put **jewelry** on a contrasting background
- Photograph top, bottom, & sides
- Try to get a closeup shot of each item



- Put **firearms** on a white background
- Photograph each entire gun/rifle
- Take a picture of the serial number

- Also, make a list of key **product information**
- Record brand name, model #, and serial #
- Date purchased & original price is also helpful

INVENTORY LIST				
Date	Original Price	Brand	Model #	Serial #

*Finally, make **double** copies of photos & inventory list*

Keep one copy in a safe place at home

Keep the second copy in a safe deposit box or with someone you trust



SaddleBrooke Neighborhood Watch
Neighbors helping neighbors.....
That's the SaddleBrooke Way

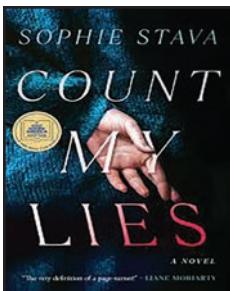


What's New at the Library?

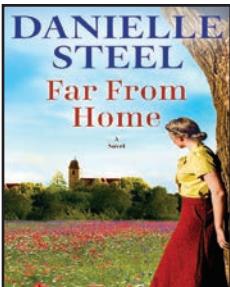
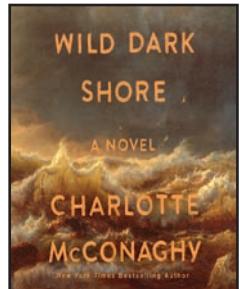
Margaret Betanzos

Did you know that there has been a library in SaddleBrooke for 35 years? It all started in our library by some ladies who liked to read. Robson had put bookshelves in the room where the library is now and filled the shelves with old display books. For years, (until the Clubhouse renovation in 2006) these ladies would go to swap meets etc. to get books for us to read. By 1996, when I moved here, there was a small budget from the Association for supplies and a few books. Then, if I recall correctly, a couple of ladies moved here from Colorado and mentioned that they had a group called

Friends of the Library at their library. They started one here and the rest is history. The MountainView clubhouse had a room similar to ours with show books — that was turned into a working library also. Then, the DesertView clubhouse was in design with a GREAT deal of help by the libraries Director, Janet Fabio. We have been going strong since!

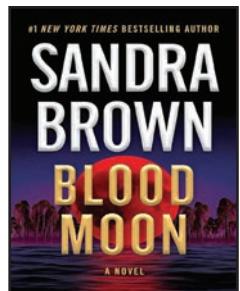


Now to the new books — if you are looking for a story that will keep you guessing and maybe keep you up at night, you might want to read **Count My Lies** by Sophie Stava!! Climate change seems to be happening, as we read this. The world's largest seed bank is on Shearwater Island, not far from Antarctica. Dominic Salt and his three children are the caretakers. A terrible storm blows in and so does a woman! Are we, and the world, close to the end? **Wild Dark Shore** is the title and Charlotte McConaghy is the author.

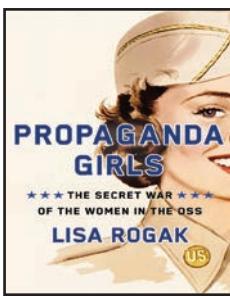


Is it time for something uplifting? Well maybe not yet - WWII is very popular as a theme for books these days and Danielle Steel is staying with the theme in **Far From Home**. The year is 1944. The heroine, Arielle von Auspeck, arrives in Paris and is staying at the Hotel Ritz where she awaits her husband. Word comes that he has been killed during an assassination attempt on Hitler! Arielle is whisked away by the Resistance. Will she find her loved ones?

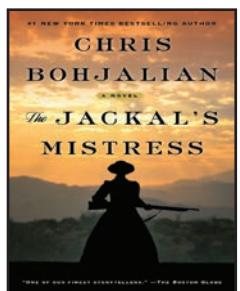
Want a change of pace and location? Look for Sandra Brown's novel **Blood Moon**. Far away from WWII, this story takes place in Louisiana. There is a mystery and killings, but also wild romance.



We are going to go back to the WWII theme, but one that is Nonfiction. Betty MacDonald was in Hawaii, Jane Smith-Hutton was in Tokyo, Zuzka Lauwers was from Czechoslovakia and knew five languages, and Marlene Dietrich was a German American actress and lived in the US. They worked in China and the US where they forged letters and military orders and several other deceptions to spread to the enemies. A group of patriots work to help win the war! The title is **Propaganda Girls**



and it is by Lisa Rogak. Chris Bohjalian writes a novel about a real life friendship across enemy lines. The US Civil War is raging and a woman in the Shenandoah Valley (Confederate territory) finds a badly wounded Union officer on her property. What is she to do? Her husband is at war on the Southern side. What do you do and what should you do?! The title is **The Jackal's Mistress**.



Come in and see what might interest you in the many genres that are available. Remember that the paperback books are available even when the librarians are not.

April 2025



The Next Time You Check Your Mail...

As Homeowners, We Are All Responsible For Ensuring Our Mailbox, Tube, And The Post Are Well Maintained With a Fresh Coat Of Black Paint.

A Number Of Mailboxes In Our Community Are In Need Of Either Maintenance Or Replacement. If Replaced, Mailboxes Shall Either Be The Standard #1 Size, Approved By The USPS. (No Permit Required) Or The Locking Mailbox, Oasis Model 6300B-10 360 Locking Parcel Mailbox, Extra Large, Black. Approved By The USPS. (ALC Permit Required)



In Order To Expedite The Permit Approval Process And Minimize Wait Time, You Can SCHEDULE YOUR ALC APPOINTMENT ONLINE Using One Of Four Windows (9:00, 9:30, 10:00 and 10:30). The Link Is Available On The SB1 Web Site.

EXTERIOR PAINT PROCESS



ALC Meetings Are Held The 1st And 3rd Thursdays Of The Month At 9:00 am. Signups Are Located In the Coyote South Room. If You Don't Have An Online Appointment, It Will Be On A First Come, First Serve Basis. You Will Be Escorted To The Meeting.

Upcoming Meetings

April 3rd & April 17th
May 1st & May 15th

Information Line: 520-917-3767
Call The Information Line If You Have A Question Or
To Report An Issue To The ALC.
ALC Email: alcadmin@saddlebrooke.org



Easter Buffet

Sunday, April 20
10:30Am to 3:00pm

music by Jessiah

SALAD BAR

mixed greens, strawberries, toasted walnuts, feta cheese,
pickled red onions, ranch dressing, raspberry vinaigrette

CARVING STATION

slow roasted garlic crusted beef striploin
with au jus and creamy horseradish
maple and honey glazed ham with honey dijon sauce

ENTREES

herb marinated Norwegian salmon with fried caper cream sauce
airline chicken breast with mushroom marsala sauce
oven roasted vegetable medley
roasted garlic mashed potatoes
white and wild rice pilaf

BREAKFAST

omelet bar, herbed home fries with peppers and onions,
sausage links, hickory smoked bacon, sliced fresh fruit
and assorted danish

DESSERT

assorted cakes and petite fours

Price is \$40 per person + Tax & Gratuity

Children 6-10 \$13++ | Children 5 and under Free

Reservations Required ~ your table will be reserved for 90 minutes