

THE COMMUNICATOR

SaddleBrooke One August 2025

2nd TOWN HALL FOR THE NEW CREATIVE ARTS AND WELLNESS CENTER

Vivian Timian, General Manager

Please join us on Wednesday, August 6th, for the second Town Hall meeting about the new Creative Arts and Wellness Center (CAWC) that will be constructed in HOA One. The meeting begins at 10:00am in the SaddleBrooke One Vermilion room. All residents in SaddleBrooke One and Two are welcome to attend.

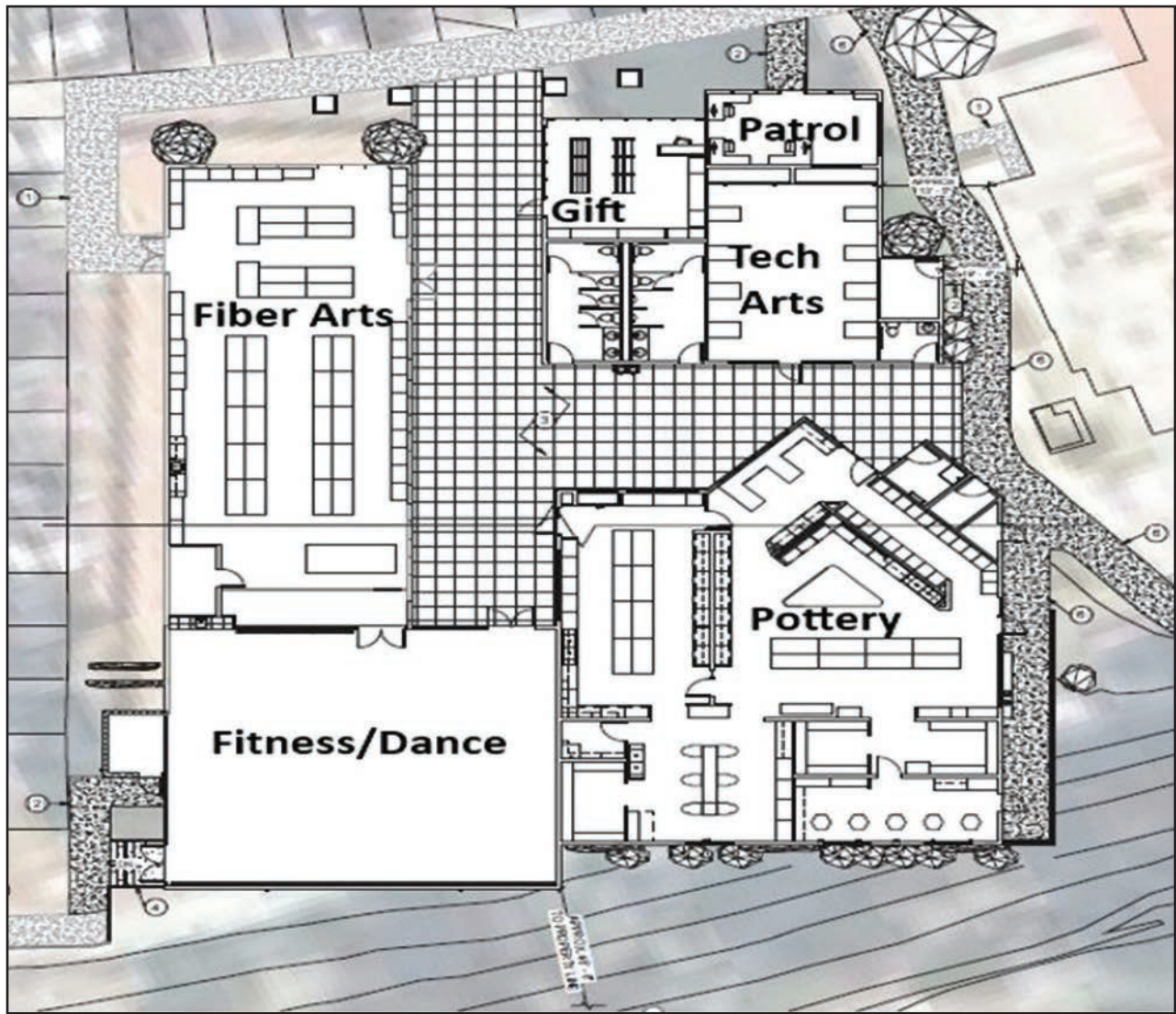
What Will We Learn at the Town Hall?

In the first town hall presented in February, a potential design was presented and how the new building would provide expanded services to the community. Residents supported the need for the expanded group fitness area and improved Arts & Crafts rooms. The major concern from the residents—'We would like more space'. The Design Team went back to the architect and came up with adjusted plans. The purpose of this meeting will be to review the new plans and give options and cost information on those plans. There will be three different designs presented along with estimated costs of each design.

While the new building will be used heavily by residents from both HOAs, expenses will be paid by HOA One Capital Fund reserves that have already been set aside.



Continued top of page 2



Is the Town Hall Interactive?

Members of the audience will have an opportunity to ask questions or provide feedback about the new CAWC. As we move forward, there are many ways we plan to share our progress in both print and electronic forms. There will be emails sent out to the residents soliciting comments on the project to provide the Board of Directors additional resident input. We have also set-up an email box specifically for residents to provide input: comments@saddlebrooke.org.

What Prompted Us to Consider This Project?

The new CAWC is an important project that will improve quality of life for thousands of our residents. The impetus for launching our analysis and preliminary designs was based on resident satisfaction surveys and ongoing conversations with those who use the current fitness and arts and crafts facilities. The current facility was built in 1990 and no longer meets the needs of our creative and active community. We spent nearly two years analyzing the needs and perspectives of more than 1200 people representing 27 clubs and groups.

What Activities Will Take Place in the CAWC?

The welcoming spaces we've planned will help more people with a wider range of interests to take part in activities that improve their physical, mental, and emotional well-being. Neighbors from HOA One and HOA Two will come together to enjoy pottery; fiber arts (like quilting, sewing, basketry, knitting, papercrafts, beading, handwork, tapestry, and more); expanded fitness classes; dance; and other group activities in functional, clean and light-filled spaces. Look for a larger gift shop...and a new headquarters for SaddleBrooke Patrol.

How Does the CAWC Serve Our Community?

After we retire, it's important to feel a sense of accomplishment and pride in what we do and who we are. Staying physically and mentally active is a key component. When you boil it down, we all need the best quality of life here in SaddleBrooke that we can possibly achieve.

Quality of life is defined as the degree to which each of us is healthy, comfortable, and able to participate in or enjoy activities. Every day, our paid staff and volunteers are hard at work to maintain or improve our quality of life. That's just one of many reasons people want to move here...and why our homes maintain or increase their value. The new CAWC perfectly aligns with the HOA One Board's new Vision Statement: "To continue as an outstanding 55+ active adult community in scenic Southern Arizona offering an unparalleled lifestyle, contemporary amenities, clubs and activities that promote excellence and the well-being of its residents."

The CAWC maintains SaddleBrooke's reputation for exclusive amenities and allows us to compete with an ever-growing number of 55+ communities in Southern Arizona. More space means more of us can join in activities that promote both physical and mental wellness. Plus, the new design creates a safer environment that makes these activities more accessible to all.

We look forward to seeing you on August 6th.

WELCOME

Please help us welcome our new SaddleBrooke One homeowners

NAME	UNIT	NAME	UNIT
Michael & Sandra Gilroy	9	Steven Reynolds & Suzy Lopez	16
Alfred & Christian Allen	8A	Robert Darlington & Julie Gardner	1
Rosemary McCool	18	Scott & Kristine Evans	6
Ronald Erdahl	21	Julie & David E Zopf	7
William & Tamara Fultz	3	Edward & Georgia Pullen	3



GM COFFEE

**Friday, August 8th
9:00am-10:00am**

Please join us in The Vistas for the next coffee hour with

Vivian Timian, General Manager

Tom Swikoski, Board President

Mike Odell (ALC Chair)

Connie Kotke (SaddleBrooke Public Affairs Commission)

Topic: ALC Guidelines that support Smart Water Practices in your Landscape

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



FOOD & BEVERAGE

SaddleBrooke One

Kelly's Korner

Kelly Evans, Food & Beverage Director

These summer months have been an exciting time for the Food and Beverage Team at SaddleBrooke One. We have enjoyed the turnout at our events throughout the summer. July welcomed new menus for both the RoadRunner Grill and The Vistas & Agave Lounge. We have had wonderful participation on Wednesday evenings during Specials off the Grill, as well as on Saturday nights, with our Chef Team firing up the grill and preparing fun and fresh grilled entrees. We are looking forward to an exciting August! With two Yappy Hours and two evenings of Piano on the Patio with Jessiah planned. Still, please pay attention to our weekly and daily email updates if the weather (hopefully rain) affects our locations or times for our outdoor events. For New Tap Tuesday on August 8th, we will be hosting Barrio Brewing Company! They will be sampling their Barrio Persidio Pale Ale and we will have \$4 pints and \$15 pitchers all day. Bring your friends, family, and anyone you can find to enjoy some awesome beer and food all day 7 am till 7 pm. Prime Rib Night returns on August 20th. This is a three-course meal with Prime Rib as the entrée, prepared medium rare, and this is the only menu served that evening. Reservations are required for Prime Rib Night. Another night to mention is Monday, August 11th, we will have Bingo as usual upstairs – usually the RoadRunner Grill is closed during Bingo but we will be open for happy hour that evening to try it out and see how the turn out is for residents who aren't playing Bingo and looking for somewhere to have dinner and drinks.

We wanted to share an update on the efforts we are making in terms of training and consistency within the Food and Beverage Front of House. Towards the end of July, we gathered all of our bartenders together for a meeting in which we instituted the SaddleBrooke One standard cocktail recipes. We are fortunate to have bartenders with extensive backgrounds and experience in some very wonderful places. However, each restaurant can have its spin on classic cocktails, which can lead to slight differences in taste, as we bring in new, talented bartenders. We have these new standards in place to help ensure that if you order an Old Fashioned in the RoadRunner Grill or The Vistas and Agave Lounge, regardless of the bartender making the drink, you can expect the same drink and flavor you like.

We would also like to ask all residents and their guests to please treat the Food and Beverage staff with kindness and refrain from using profanity. We understand it's hot, people are hungry, and have hard days; but our Team truly looks forward to coming to work and working hard. We want to keep the environment positive and safe for them all. Our Management Team includes me, Carolyn Butler, Rafael Capriles, and Josh Cornwell, who are here to help ensure great service and are always around to solve problems, take suggestions, and answer questions. Thank you for your efforts, as we appreciate all residents and really enjoy serving the community.






The RoadRunner Grill
summer time




HAPPY HOUR

3PM-7PM
SATURDAY THROUGH TUESDAY





New Tap Tuesday

Tuesday, August 12
featuring Barrio Brewing Co




Presidio Pale Ale Limited Edition



The Barrio Rep will be in the RRG with swag and samples from 4:00pm to 5:00pm
10% of all Presidio Pale Ale Sales are donated to the Presidio San Augustin Del Tucson Museum


SB




SATURDAY, AUGUST 9, 2025
SATURDAY, AUGUST 23, 2025

JESSIAH ON THE PATIO

Happy Hour with Limited Menu
3pm to 7pm
PLUS SATURDAY NIGHT DINNER AND WINE SPECIALS



music 4:30pm to 6:30pm



Come to the Table...



Chef's Table

Chef-curated menus paired with perfect wines and glorious sunsets.
Wednesday, August 13 & Wednesday, August 27

❖ Community Table Available ❖

\$38pp plus tax and gratuity ~ Reservations Required



GOLF & GROUNDS

SaddleBrooke One

2025 Golf Shop Re-Fresh Is Here!

Mike Roddy, Director of Golf



The 2025 Golf Shop Re-fresh will officially begin this month! We are excited to be updating and modernizing the Golf Shop experience. We will be trying to limit the impact to your daily golf activities, but they will be impacted from time to time. Here are some FAQs about the project:

Will the Golf Shop stay open during the project?

Yes, the Golf Shop will remain open with some modifications. Approximately half the shop will be closed at a time for the work to be completed. Access through some doors will be limited during the project; including to the RoadRunner Grill, posting room, and restrooms. Please follow all posted signs!

Will it be noisy and dirty?

We will do our best to minimize the noise and dust, but it will impact things from time to time.

Will things still be available to purchase?

Yes, but with a limited footprint, not everything will be on display. Just ask the staff and we can get whatever you would like to see!

What is the project timeline?

The project will begin on August 4th and is currently scheduled for completion when the first golf course opens from overseeding on October 13th.

Thank you in advance, as we work to limit the impact while this exciting project is underway. The Golf Shop floor plan and access points will be temporarily adjusted to complete the work. Please pardon our dust! We are hoping to see the monsoon return and overseeding will be here before you know it! The entire Golf Team looks forward to seeing you on and around the courses.



FINANCIALS

BALANCE SHEET as of 6/30/2025

	Current Year	06/30/2024	12/31/2024 Final
ASSETS			
Cash, Cash Equivalents & CDs			
Operating Fund	\$ 3,664,623	\$ 4,212,051	\$ 4,966,157
Replacement Reserve Fund	4,537,056	4,315,842	3,925,492
Capital Improvement Fund	2,716,541	1,432,827	1,621,149
Total Cash	10,918,219	9,960,720	10,512,798
Accounts Receivable, Net	1,074,603	574,768	1,261,407
Inventories & Prepaids	444,077	502,464	585,598
Property & Equipment, Net	19,079,545	19,306,538	19,381,423
Operating Lease Assets	668,005	592,398	668,005
Total Assets	\$ 32,184,448	\$ 30,936,888	\$ 32,409,231
LIABILITIES & MEMBERS' EQUITY			
Accounts Payable & Accrued Expenses	\$ 426,017	\$ 600,670	\$ 685,380
Deferred Revenue	3,495,118	1,622,208	3,875,356
Operating Lease Liabilities	651,816	582,798	651,816
Total Liabilities	4,572,951	2,805,676	5,212,551
Undesignated Members' Equity	20,564,642	21,970,282	22,172,310
Designated for Capital Reserves	7,253,597	5,748,669	5,546,641
Current Operations	431,064	412,261	(522,271)
Total Members' Equity	28,249,303	28,131,212	27,196,680
Total Liabilities & Members' Equity	\$ 32,822,254	\$ 30,936,888	\$ 32,409,231

Capital & Reserve Funds As of 06/30/2025

	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	1,092,600	1,151,000	2,243,600
Interest Income	70,318	31,355	101,672
Capital Expenditures - Operations & Amenities	(326,291)	(86,963)	(413,254)
Capital Expenditures - Golf	(218,773)	-	(218,773)
Capital Expenditures - F&B	(6,290)	-	(6,290)
Ending Balance - 06/30/2025	\$ 4,537,056	\$ 2,716,541	\$ 7,253,597

INCOME STATEMENT as of 6/30/2025

Current Month				Year to Date		
Actual	Budget	Better / (Worse)		Actual	Budget	Better / (Worse)
\$ 521,666	\$ 526,878	\$ (5,212)	CSF & Other HOA Revenues	\$ 3,182,759	\$ 3,201,265	\$ (18,507)
23,840	29,800	(5,960)	HRF Revenue	178,620	178,800	(180)
148,863	157,091	8,228	General & Administrative Expenses	941,434	956,442	15,008
263,489	234,649	(28,839)	Services & Amenities Expenses	1,358,564	1,441,902	83,338
412,352	391,740	(20,612)	Total HOA Expenses (Excluding Depreciation)	2,299,998	2,398,344	98,346
133,154	164,937	(31,784)	HOA Net Income	1,061,381	981,721	79,660
224,540	234,033	(9,493)	Golf Revenues	1,994,048	2,067,534	(73,486)
294,194	284,179	(10,016)	Golf Expenses (Excluding Depreciation)	1,692,311	1,725,191	32,880
(69,654)	(50,146)	(19,508)	Golf Net Income (Loss)	301,737	342,343	(40,606)
214,670	218,723	(4,054)	Food & Beverage Revenue	1,761,486	1,691,216	70,270
274,114	241,678	(32,436)	Food & Beverage Expenses (Excluding Depreciation)	1,838,893	1,852,455	13,562
(59,445)	(22,955)	(36,490)	F&B Net Income (Loss)	(77,406)	(161,239)	83,832
4,055	91,836	(87,781)	Total Net Income (excluding Roads Expenses)	1,285,712	1,162,826	122,886
18,458	42,522	24,064	Roads Expenses	39,453	255,130	215,677
(14,403)	49,315	(63,717)	Total Net Income (excluding depreciation)	1,246,259	907,696	338,563
74,619	72,571	(2,048)	HOA Depreciation	437,378	435,423	(1,955)
58,676	59,497	821	Golf Depreciation	355,362	356,980	1,617
23,096	23,177	81	F&B Depreciation	138,820	139,060	240
156,391	155,244	(1,147)	Total Depreciation	931,560	931,463	(97)
26,024	21,071	4,953	Interest Income	151,365	126,425	24,940
17,500	5,833	(11,667)	Income Taxes	35,000	35,000	(0)
\$ (162,269)	\$ (90,691)	\$ (71,578)	Total Net Income	\$ 431,064	\$ 67,658	\$ 363,406

SaddleBrooke Is A Target For Scams

Christopher Albers, Patrol Manager

We are not unique, but because of our profile, we likely have more scam attempts than the average community of our size. Never accept a phone call, letter, or email at face value unless you are sure you know for certain who you are dealing with. If the communication involves money, access to your computer, or other property be sure to confirm that it is from a legitimate source before taking any action.

Most Common Scams

Relative or friend in trouble with police - You receive a call from a friend or relative saying they have been arrested and are going to be sent to jail unless you immediately send them some amount of money. This is one of the oldest and most common telephone scams.

Relative/friend traveling lost money and documents and needs money to get home - They are traveling and have lost their wallet/cash and need money to get home. This email scam is usually the result of someone's email being hacked and the email is sent to that person's contact list.

Someone from a major software company calls and says they need to access your computer to fix a problem with it - Legitimate software companies like Microsoft, Facebook, or Google do not make unsolicited calls asking for access to your computer.

Call from someone who identifies themselves as police officer - They say they are coming to arrest you for not paying a traffic ticket or not appearing for a court date if you don't pay immediately. Police officers do not call about unpaid tickets, fines, or failure to appear at a court date.

Unsolicited check in the mail for a substantial sum - You receive a check for a substantial sum and all you have to do is pay between \$1,000 and \$5,000 in processing fees and taxes before cashing the check. The check may look legitimate, but it is not; and, if you send money and try to cash it, it will bounce.

IRS Scam - A phone scam that first appeared nationally in 2014 and has ripped off victims for more than \$10 million is showing no signs of slowing down.

Victims are told they owe money to the IRS and it must be paid promptly through a pre-loaded debit card or wire transfer. If the victim refuses to cooperate, they are then threatened with arrest, deportation, or suspension of a business or driver's license. In many cases, the caller becomes hostile and insulting.

Scammers have become so sophisticated technically that they are able to "spoof" their caller ID so that it looks like the call is actually coming from an IRS number. **The IRS will not call you to tell you that you owe them money, they will send you a letter.**

It would be impossible to list all the scams that have been tried in SaddleBrooke; these are just a few of the many scams that are attempted every day here in SaddleBrooke. **Never send money or give access to your bank account or credit cards to someone you don't know or have not contacted yourself. Always remember if something sounds too good to be true, it probably isn't and never send or give anyone money or access to any personal information without checking on them first.**

Guest Passes

Residents are reminded that a Guest Pass can be obtained from the Administration office for your guests. This helps the HOA identify who has access to amenities. This is most helpful to Patrol when we monitor unattended minors at our pools and fishing activities at our ponds. We frequently experience trespassers fishing in our ponds, but also legitimate guests. Most often, these guests do not possess a Guest Pass to substantiate their access. Please help Patrol by obtaining Guest Passes for your guests when they are visiting SaddleBrooke.

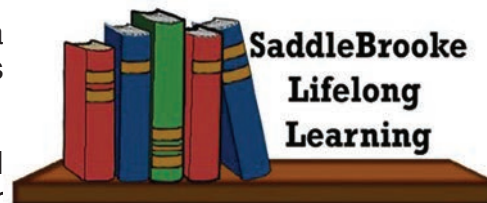
2025 Notice of Violations Issued		
Violations	May	June
Speeding	3	1
Stop Signs	2	2
Handicap Parking	1	0
RV Parking	3	0
Other Parking	0	0
Cart/Walking Path	1	1
Pets	0	4
Total	10	8

New Logo for the Institute for Learning in Retirement (ILR) "SaddleBrooke Lifelong Learning".

By Ken Marich and Joan Elder

The Board of Directors of the ILR has decided to introduce a "new logo" to better describe our adult education program as a **LIFELONG LEARNING** experience.

The ILR has been active since 2005 offering college level courses to all SaddleBrooke residents. The ILR now has over 1850 subscribers and offers about 30 courses per year in a wide selection of subjects including: **Music, Economics, Literature, Art, Current Affairs, History, Science & Technology, Medicine, and Law/Constitution.** All courses are taught by volunteer faculty who live in SaddleBrooke. To enjoy the fun of Lifelong Learning, you must first join the ILR (cost \$25) for a lifetime subscribership. Tuition for courses is only \$15 per person per course. Under the guidance of its voluntary Board of Directors and its excellent faculty, the ILR has provided high-quality, college-level courses to SaddleBrooke residents for 20 years. The Institute for Learning in Retirement (ILR) is an educational "Crown Jewel" in SaddleBrooke.



The ILR is offering 11 courses in the Fall Session of 2025, they include interesting topics: *Russia, US, Ukraine, *Merchant of Venice, *How Scientists Think, *International Electric Power, *Comedy Part 2, *Roaring 20's, *History of India, *History of Vaccines, *Plate Tectonics, *Astrophysics, *Comparative Religions. Watch the SaddleBrooke newspapers and the ILR website (sbilr.org) for complete description and starting dates of course registration.

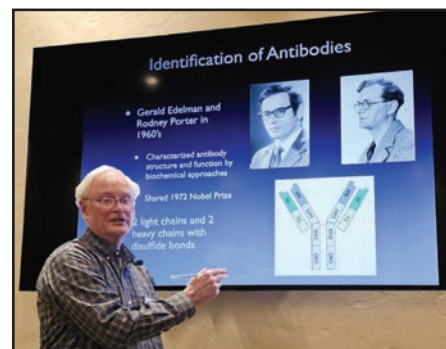
Do you want to teach a course in the ILR program? The ILR is always looking for new instructors and topics that would appeal to the needs of active retirees. ILR instructors are SaddleBrooke residents who are willing to share their expertise with our community. Your knowledge and experience might be derived from your vocation, avocation, or your lifelong passion that could be the basis for a course. Courses are either 3-6 weeks in length depending on the topic. Course sessions meet for 2 hours per week, class size varies between 20-50 students. No tests, no grades, no papers - just a group of SaddleBrooke residents getting together to learn something new and participate in lively discussion and interaction on topics of interest to its participants. You do not need a background in teaching, just the desire to share your knowledge with other SaddleBrooke residents. If you are interested in teaching a course, look at the details and requirements on the ILR website (sbilr.org). There you will find specific information on becoming an instructor. **WHY NOT SHARE YOUR KNOWLEDGE WITH YOUR COMMUNITY?** We welcome any SaddleBrooke resident to attend and/or teach an ILR course. It is easy to get started, contact Mel Durchslag, Chairman of the Curriculum Development Committee at mel.durchslag@gmail.com or for more general information go to the ILR website.

"Anyone who stops learning is old, whether at twenty or eighty. Anyone who keeps learning stays young." Henry Ford

The ILR Website, sbilr.org, what it offers. The ILR website is a comprehensive information center for everything related to the Institute for Learning in Retirement and will answer most of your questions. Website sections include:

- Welcome to the ILR – website navigation tips, what is the ILR?
- Become a Lifetime Subscriber
- Past Courses – 2015-2025
- ILR Course Registration
- ILR Board of Directors
- Information for Instructors (current & prospective)

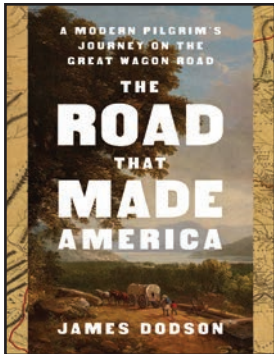
Join the ILR today and experience the Joy of Lifelong Learning!



Loyal Tillotson, MD, PhD teaching about the "Intestinal Microbiome".

What's New at the Library?

Margaret Betanzos



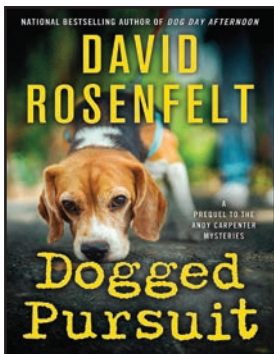
There are two quite different Nonfiction books this month. One is called **The Road that Made America** by James Dodson. When I first saw the title, I immediately thought of western roads! Not the right direction. This highway left from Philadelphia and went south to Augusta, Georgia.

The next nonfiction book is **The CIA Book Club** by Charlie English. The subtitle is Secret Mission to Win the Cold War with Forbidden Literature. You remember the Iron Curtain that divided Europe after World War Two. George Miden who was in charge of the CIA book program understood how important ideas are. He smuggled ten million banned titles

into the East, especially Poland.

A new Brad Thor novel sounds as tense as it gets. And a new power struggle! The title is **Edge of Honor**.

There are a lot of readers who like David Rosenfelt and his Andy Carpenter series. The newest is **Dogged Pursuit**. If you haven't read any of them, you are in for a treat. This book is a prequel to the series. There are mysteries, court room dramas, and dog stories. What a combination.

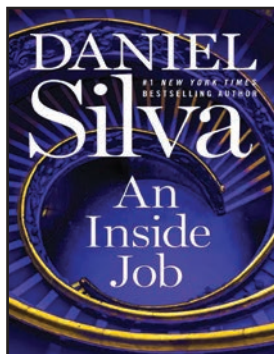


Now comes a story that takes you from New Jersey to Italy. It is **The View from Lake Como** and is by Adriana Trigiani. The heroine is Jess Capodimonte Beratta and she lives in her parents' basement in Lake Como, New Jersey. Newly divorced and 30 something, life is passing her by. She decides to go to Carrara, Italy. Jess has been in the marble carving business in Jersey, so where better place to go. Will romance pop up? Read and see.

Is August the time of year for Italy? The next book is **An Inside Job** by Daniel Silva. Venice is the city where Gabriel Allon finds a woman floating in the lagoon and where he must recover a lost masterpiece by Leonardo da Vinci. You

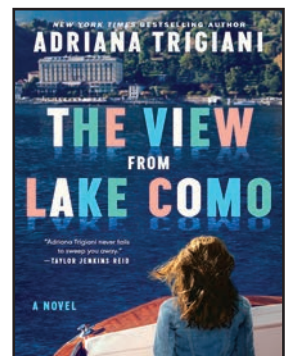
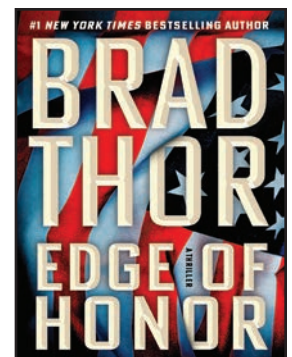
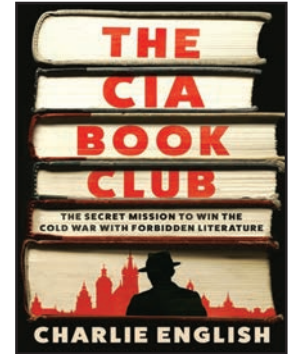
might be reading this book at breakneck speed to keep up with the action.

Chief of Police Kate Burkholder has another nasty case to solve. Summer has arrived at the Amish community of Painters Mill and three Amish children find the dismembered body of a local man. Bad! Could there be more coming? Read **Rage** by Linda Castillo to find out.



I have decided that all the new books this month must be mysteries! At least that's the way it seems. When it is hot outside, we will be staying inside anyway, so why not just read a good mystery.

I am sure that you know there are all kinds of books on the shelves of our wonderful library. Our librarians are very helpful and can guide you to something that you might find interesting. Come on in!





Architectural & Landscaping Committee

NEWS

August 2025

Understanding Saddlebrooke One Tree Requirements



Trees Serve A Vital Role Here In The Saddlebrooke Community
Trees Cool Our Homes & Streets
Trees Protect Us Against Monsoon Flooding & Water Pollution
Trees Purify The Air While Providing Critical Housing For Arizona's Native Species

Things To Remember

- Always Give Careful Consideration When Situating Any New, Or Relocating Established, Trees And Hedges. Do **Not** Place Close To Common Or Property Walls, Residential Structures, Or Utility & Water Lines.
- As Trees And Hedges Mature, They Add Height And Density. This Will Require Owners To **Regularly Prune, Thin, & Shape** To Prevent Damage To Roofs And/ Or Invasive Growth Onto Neighbor's Property Or Any Of The Designated Common Areas Of SaddleBrooke.



Information Line:
520-917-3767

Call The ALC Information Line Anytime You Have Questions, Concerns, Or Want To Report An Issue.

ALC Email:
alcadmin@saddlebrooke.org

To Expedite ALC Permit Review And Minimize Your Wait Time:

*** SCHEDULE AN ALC APPOINTMENT ONLINE**

Using One Of Four Available Windows:

(9:00, 9:30, 10:00 and 10:30).

*** The Link Is Available On The SB1 Web Site.***

EXTERIOR PAINT PROCESS



ONLINE EXTERIOR PAINT PERMIT PROCESS .

Go To **www.saddlebrooke.org** Then, To The ALC Section

- Follow The Online Directions Provided And Make Selection(s) From The ALC Approved Colors.
- Once Your Application Is Completed, It Will Be Forwarded To The ALC For Prompt Review And Action.

- **Next Month:** Learn More About The Recently Approved Lighting Guidelines For SaddleBrooke One.
- What We Now Can Do As Good Neighbors To Balance Safety Concerns With Preserving The Aesthetic And Scientific Quality Of The Evening Dark Skies For Residents, Research, & Wildlife.

ALC Meetings Are Held The 1st And 3rd Thursdays Of Every Month At 9:00 am.

Appointment Signups Are Located In The Coyote South Room.

If You Haven't Scheduled An Online Appointment, It Will Be On A First Come, First Serve Basis.

***You Will Be Escorted To The Meeting*.**

Upcoming ALC Meeting
Schedule:
August 7th and August 21st

Prime Rib Night

Wednesday, August 20
and
Wednesday, September 04

The Vistas & Agave
Lounge

reservations
required!!

\$38

plus tax &
gratuity