

THE COMMUNICATOR

SaddleBrooke One

April 2026

Celebrate Our Volunteers



SaddleBrooke One enjoys celebrating. Our favorite celebration is about volunteers.

The impact our volunteers make in the community is substantial. These are the people that make SaddleBrooke One special & efficient. They typically come from outside of Arizona, ready to share their expertise and make improvements to the community.

Lifetime-Achievement Volunteer

John LaBar attended the University of Arizona to pursue a civil engineering degree. Upon graduation, John secured a position with Cal-Tran to work on the California roadways.

Following his retirement from Cal-Tran, John moved to SaddleBrooke. However, John was still not ready for retirement. He joined the Properties and Roads Committee, dedicated to building community infrastructure and leaving a lasting legacy in the roads that he built.

Working in road construction isn't just a job; it's a commitment to safety and community connection. He spent his time ensuring that specifications were correct and that the roads built are safe for everyone.

Long hours reviewing striping specifications and road designs were typical for John—but we would all agree that “seeing a new road open makes it all worth it.”

John has a great deal of pride in public service, mentoring employees in the intricacies of doing the job right. Residents have shown their support as they refer to John ‘the road guy’.

John is indeed a great mentor, engineer, and most of all a dedicated volunteer. He has volunteered for over 22 years in SaddleBrooke. Thank you, John, for your service.

Board of Directors and Committee Chair Volunteers

Kathleen Satoris recently retired from the Board of Directors. Kathleen served on the Long-Range Planning Committee from 2020-2022. She also led the 2022 SaddleBrooke One resident survey.

Kathleen served on the Board from 2022-2025. She came from a medical background with a Doctorate in Clinical Pharmacy. Kathleen offered a fresh view on several issues and completed tasks with a vibrant energy. As a result of her background, she offered a thoughtful and extensive approach. Thank you, Kathleen, for your service.



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Celebrate our Volunteers. . . continued from page one

Laverne Kyriss retired from the Unit Rep Committee. Laverne served as chair for the committee for many years. Laverne came from a communication background and was passionate on getting information out to all the residents using the Unit Rep Committee as a conduit. Thank you, Laverne, for your service.

Mike Odell retired from the Architectural Landscaping Committee. As an ALC chair, Mike was responsible, along with his team, for making certain that the homes in SaddleBrooke maintain a curb appeal that is favorable to current homeowners and future buyers. The ALC is responsible for issuing various permits such as home additions, painting, and landscaping changes. Thank you, Mike, for your service.

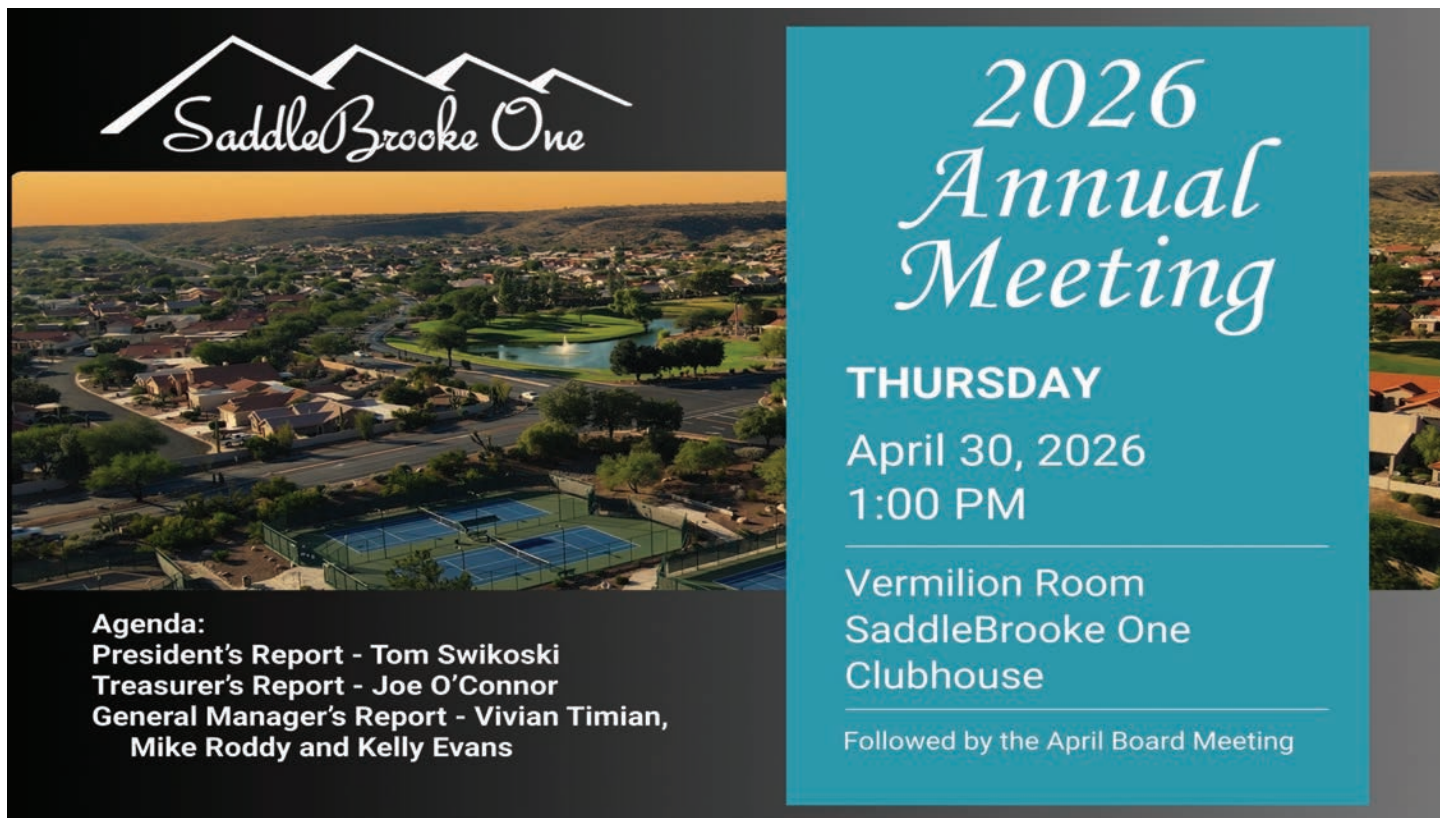
John Alton stepped down from the Rules Compliance & Covenants Committee (RCCC) chair position this year. He chaired the RCCC team for a total of 15 years. This group is responsible for hearings required of alleged policy violations within the community. The Board also tasks this committee to evaluate any revisions to the governing documents. John is currently on the Rules Compliance and Covenants Committee as a member as he lends valuable past experience to the team. Thank you, John, for your service.

Andy Timothy retired from the Golf Committee. Andy was the chair of the committee from 2022-2025. Major changes to the SaddleBrooke course were made during his tenure as the chair of committee. When resident concerns regarding golf were made, Andy replied with a thoughtful and methodical approach. Thank you, Andy, for your service.

The Board of Directors monitors the SaddleBrooke One committee structure to assure that we have the committees necessary to support the Board and Management and that committees have meaningful responsibilities to contribute to the success of the community.

Certain committees require specialized skills, others require only an interest and desire to make the community better. Please consider completing a committee volunteer form; highlighting the committees you may have an interest in. A vibrant community needs a good blend of experienced individuals coupled with those who bring a fresh point of view.

It's volunteers in action that make the community move forward!

The poster features a background image of a residential community with a golf course and tennis courts. On the left, the SaddleBrooke One logo is displayed above the image. On the right, a teal box contains the event details. The text is as follows:

SaddleBrooke One

**2026
Annual
Meeting**

THURSDAY
April 30, 2026
1:00 PM

Vermilion Room
SaddleBrooke One
Clubhouse

Followed by the April Board Meeting

Agenda:
President's Report - Tom Swikoski
Treasurer's Report - Joe O'Connor
General Manager's Report - Vivian Timian,
Mike Roddy and Kelly Evans

BY: FIREWISE TEAM

Firewise Awareness Day – May 2nd

The Firewise Team will be recognizing the National Firewise Preparedness Day May 2nd, at the Mountain View Clubhouse ballroom between 10 am and 12 pm.

WHAT IS FIREWISE AWARENESS DAY - Firewise is an initiative aimed at educating communities about wildfire prevention and safety. There are things you can do to protect your home and neighborhood, as well as your family's safety. Information tables will be available to provide resources and guidance on fire safety.

Why Firewise Matters

Wildfire risk is a growing concern in Southern Arizona. The Firewise Teams bring residents together to promote proven practices that help protect homes, landscapes, and lives.

Firewise is a national program hosted by the National Fire Protection Association with support from the US Department of Agriculture's Forest Service and the state Forestry agencies. Firewise is an organized way for us to identify and become educated about our risks for fires both wildland and within our community and then take reasonable actions to reduce those risks to our homes and properties.



Big Horn fire (photo by Mona Devine)

Becoming a Firewise Community gives us access to NFPA's tools and gains Firewise USA recognition. Now is the time to take proactive measures to protect our homes and communities from the devastating effects a fire can have.

The two SaddleBrooke HOA Firewise Teams are working together to share information and provide educational resources. The first step in getting organized, after getting board approval and forming teams, was to create a Firewise Community Plan describing its geography and vegetation, our climate, and resident wildlife. They also summarized recent nearby wildland fire history, community wildfire protection plans and hazard ratings. Finally, the plans highlight community accomplishments, project goals, and investments.

The two Teams also developed a three-year action plan that was submitted with our application for Firewise recognition. These action plans lay out the steps we will take in our community to educate everyone about reducing the risk to our homes from wildfires.

We've started our education efforts with the Wiseye mascot. The Wiseye mascot helps us focus attention to the Firewise community messages.

DID YOU KNOW: Studies show that measures taken at home and in the area within one hundred feet of it, known as the Home Ignition Zone (HIZ), have a significant impact on minimizing damage and loss. Something as simple as having proper landscaping in the 5-foot zone around the home can assist in making a dramatic difference in avoiding a catastrophe.



More details coming soon!!!

For more information about Firewise, contact the appropriate team lead: Rob Emmett in SB1 (eeearab@msn.com) and PJ Cathey (pjcathey1@gmail.com) in SB2.



FOOD & BEVERAGE

SaddleBrooke One

Kelly's Korner

Kelly Evans, Food & Beverage Director

The month of April brings good weather, an update to both menus, exciting entertainment, and events. It is also a month with many end-of-season celebrations for our SaddleBrooke Golf clubs. The weekly F&B emails and our monthly calendar will be your dining BFF this month, as we navigate changes to normal dining to help celebrate another Golf season, a partnership we love having.

This month has quite a lot going on, so some important dates to keep in mind, as noted on our calendars, are explained here. On April 12th and April 25th, we will only have RoadRunner Grill (RRG) breakfast and lunch service, open 7 am to 3 pm. There will be no dinner offering on April 12th or April 25th. On April 28th, Food & Beverage will be closed for staff training. There will be no RoadRunner Grill or Curbside Good 2 Go service that day. We have a full day planned to train both the Kitchen and the Front of House Team, on our new Club Software system – NorthStar!

Now on to the fun events; Sean Lewis will join us on the RRG patio on Wednesday, April 1st for our first Grillin' n Chillin' of the Spring. You will want to join us the following evening for another beautiful evening in the RRG as we serve the Happy Hour menu with Burger Night special on Thursday, April 2nd. We will take reservations for both evenings to help ease your dinner plans. We have a huge Easter Brunch Buffet planned for April 5th, Jessiah will be joining us that day for lovely piano music. Chef's Table returns with Executive Chef Dylan Carothers planning some delicious three-course menus for you all on April 8th and April 29th. Chef Dylan just went to the 2026 Chef to Chef Conference in Colorado Springs, held at The Broadmoor Hotel, for a weekend of networking, cooking classes, and seminars surrounding the newest food trends and techniques. We are very excited for him to share what he learned through these Chef's Table dinners and through our new menu updates!

The RoadRunner Grill menus will be refreshed with new and returning items on April 6th. The Vistas and Agave Lounge will debut new menus on April 9th, which include the very popular Shrimp Tempura small plate that Iron Chef competitor Christopher Valverde featured in his 3-course dinner. Our RRG Limited Happy Hour menu will feature our amazing pizzas and a new flatbread inspired by a very successful Iron Chef's Table appetizer created by Ty McGowan. Pizzas in the RoadRunner Grill have really become a fan favorite! If you are craving pizza in the evening, you can order one in the RRG – Sunday through Tuesday (or to take home), and ALSO, if you did not know, we serve pizzas in the Agave Lounge on Saturday evenings. Savory Saturday is even better when you and yours can enjoy a pizza and the delicious special we plan for you all.

Once again, we have a busy month planned for you all, and in between serving everyone, we will be focused on preparing our staff to transition to the NorthStar system, a change we cannot wait to take place! Thank you, SaddleBrooke!



YAPPY HOUR

Friday, April 10
Friday, April 17
3pm to 5pm
On The Grassy Knoll



YAPPY HOUR MENU

Beer, Wine, Cocktails \$1 off
Pitchers \$2 off

Quesadilla | 10 add Chicken or Ground Beef | 14 add Shrimp | 15
Shrimp Cocktail | 12
Chicken Satay | 13
Baby Back Pork Riblets | 15
Potato Skins | 11
Agave Wings eight | 10 or dozen | 14
Boneless Wings half pound | 10 or full pound | 14
Shrimp Tempura | 15
Fried Calamari | 12
Soft Pretzel Bites | 12
Fish Fry Friday Special - fried, baked or Po Boy | 17

Fur Friendly:

Unseasoned Beef Patty in a box | 5
Plain Chicken Breast in a box | 5
Pupacino | 2

The regular Vistas and Agave menu is available starting at 4pm.
A 15% gratuity is added to all guest checks.



GOLF & GROUNDS

SaddleBrooke One

Let's Talk Transition

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 Tucson 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 in our most troubled transition areas. 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, not just using in the troubled transition areas but in other areas of the fairways also.

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 grass and at the same time can weaken the Rye grass which leads to less competition for the Bermuda grass.



Chemical Applications: While these applications are performed ahead of, or after daily golf, the results will be visible. They include 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.

Increased Fertility Applications: Both granular and foliar materials will be applied to the turf to ensure the Bermuda grass has the nutrients it needs to recover quickly. This will mean sometimes irrigating the turf ahead of daily play to ensure the materials have been applied without injuring the existing Bermuda grass.

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

<u>Course</u>	<u>Date Closed</u>	<u>Date Re-Opens</u>
Tucson	May 4 th	May 11 th
SaddleBrooke	May 11 th	May 18 th
Catalina	May 18 th	May 25 th

Locations of the AEDs (Automatic External Defibrillators) in HOA1

These are to be used when there is a Cardiac Arrest and CPR has been started

1. CRC outside near the ice machine. This unit is secured inside the CRC every night, then deployed early every morning.
2. Patrol truck in the black bag on the jump seat
3. Activity Center on the South wall near the piano
4. Main pool, on the South wall near the patio
5. Fitness Center, on the wall near the office
6. Tennis Center, on the patio next to the store room. This unit is secured inside the storeroom every night, then deployed early every morning.
7. Clubhouse Upper Level, near the bathrooms
8. Clubhouse Lower Level, on the wall outside the inner entrance to the Pro Shop, Golf Course Maintenance office

GM COFFEE

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

Please join us in The Vistas
for the next coffee hour

Hear from your
General Manager, Vivian Timian
and a Member of your
Board of Directors

Our Guest Speaker will be
Michael DeWolf, Controller

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



FINANCIALS

BALANCE SHEET as of 2/28/2026

	Current Year	02/28/2025	12/31/2025 Draft
ASSETS			
Cash, Cash Equivalents & CDs			
Operating Fund	\$ 3,138,572	\$ 4,170,672	\$ 3,449,785
Replacement Reserve Fund	4,834,382	4,487,197	4,755,578
Capital Improvement Fund	3,289,960	1,598,483	2,954,041
Total Cash	11,262,914	10,256,352	11,159,405
Accounts Receivable, Net	687,911	654,897	1,372,552
Inventory & Prepaids	555,829	579,275	505,501
Property & Equipment, Net	18,408,965	19,203,420	18,644,094
Operating Lease Assets	668,005	668,005	668,005
Total Assets	\$ 31,583,624	\$ 31,361,949	\$ 32,349,557
LIABILITIES & MEMBERS' EQUITY			
Accounts Payable & Accrued Expenses	\$ 519,786	\$ 463,392	\$ 450,151
Deferred Revenue	2,899,095	2,779,449	4,039,579
Operating Lease Liabilities	651,816	651,816	651,816
Total Liabilities	4,070,697	3,894,657	5,141,545
Undesignated Members' Equity	19,090,739	21,111,000	19,487,060
Designated for Capital Reserves	8,124,342	6,085,680	7,709,619
Current Operations	297,846	270,612	11,331
Total Members' Equity	27,512,927	27,467,292	27,208,011
Total Liabilities & Members' Equity	\$ 31,583,624	\$ 31,361,949	\$ 32,349,557

Capital & Reserve Funds As of 02/28/2026

	Replacement Reserve Fund	Capital Improvement Fund	Total Capital Reserves
Beginning Balance - 01/01/2026	\$ 4,755,578	\$ 2,954,041	\$ 7,709,619
Fund Contributions	143,000	350,000	493,000
Interest Income	16,700	2,424	19,124
Capital Expenditures - Operations & Amenities	(70,660)	(7,940)	(78,600)
Capital Expenditures - Golf	(4,346)	-	(4,346)
Capital Expenditures - F&B	(5,890)	(8,565)	(14,455)
Ending Balance - 02/28/2026	\$ 4,834,382	\$ 3,289,960	\$ 8,124,342

INCOME STATEMENT as of 2/28/2026

Current Month			Year to Date		
Actual	Budget	Better / (Worse)	Actual	Budget	Better / (Worse)
\$ 582,195	\$ 552,697	\$ 29,498	\$ 1,139,049	\$ 1,106,567	\$ 32,482
31,600	34,760	(3,160)	53,540	69,520	(15,980)
153,640	158,843	5,203	338,579	339,855	1,276
204,504	242,938	38,434	409,363	485,410	76,047
358,144	401,780	43,636	747,942	825,265	77,323
255,651	185,677	69,975	444,647	350,822	93,825
371,346	377,670	(6,324)	709,539	715,796	(6,257)
285,435	292,069	6,634	546,446	570,075	23,629
85,911	85,601	310	163,093	145,721	17,372
339,519	332,806	6,713	672,792	634,242	38,550
326,370	352,136	25,766	704,235	692,391	(11,844)
13,149	(19,329)	32,478	(31,443)	(58,149)	26,706
354,711	251,948	102,763	576,297	438,394	137,903
0	3,545	3,545	0	7,090	7,090
354,711	248,403	106,308	576,297	431,305	144,993
75,741	72,563	(3,179)	151,491	145,126	(6,366)
54,080	59,430	5,350	108,159	118,861	10,702
23,855	23,163	(692)	47,710	46,327	(1,383)
153,677	155,156	1,480	307,360	310,313	2,952
2,846	18,000	(15,154)	28,909	36,000	(7,091)
-	-	0	-	10,500	10,500
\$ 203,881	\$ 111,247	\$ 92,634	\$ 297,846	\$ 146,492	\$ 151,354

SAFETY

SaddleBrooke One

SaddleBrooke is a Target for all Types of Scams

We are not unique, but because of our profile we probably 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 the person on the phone or who sent the letter or email. If the phone call, letter, or email involves money, access to your computer, or other property, be sure to confirm that the letter, or phone call is from a legitimate source before taking any action.

List of 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 or had stolen all their money and documents 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 persons contact list.

Someone saying they are from Microsoft or another software company calls and says they need to access your computer to fix a problem with it -- Legitimate software companies, including Microsoft, do not make unsolicited calls asking for to access to your computer.

Call from someone who identifies themselves as a 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, 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 and cash it will bounce.

IRS Scam -- A phone scam that first appeared nationally five years ago and has ripped off victims for more than \$10 million is showing no signs of slowing down. In October 2013, the IRS issued a warning concerning a "pervasive telephone scam" that had popped in nearly every state in the country—victimizing recent immigrants and senior citizens in particular—that played out in the following way:

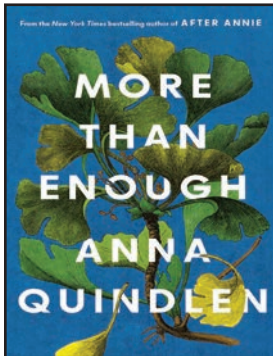
Victims are told they owe money to the IRS and it must be paid promptly through a pre-loaded debit card or wire transfer. If the victim refuses to cooperate, they are then threatened with arrest, deportation or suspension of a business or driver's license. In many cases, the caller becomes hostile and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

They 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.**

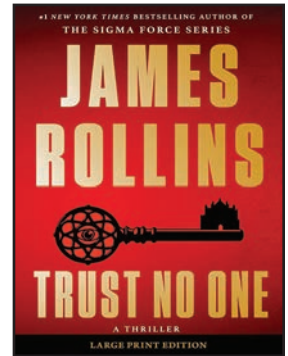
What's New at the Library?

Susan Sterling

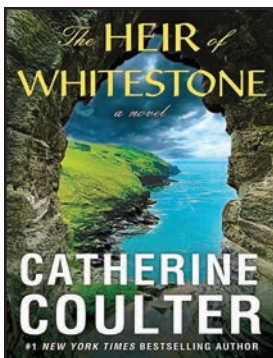


A woman finds herself asking questions about her friends and family after seeing the results of an ancestry test given to her by her book club. Anna Quindlen brings us this wonderful novel of life, loss, and moving on in **More Than Enough**.

Trust No One is a standalone novel by James Rollins. A professor's murder implicates his students, who are forced to flee with his encrypted journal, leading them on a chase across Europe.



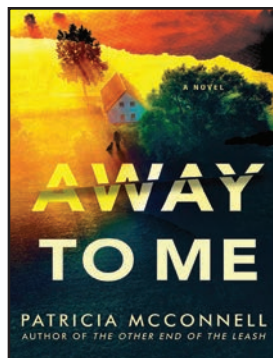
For fans of historical novels, look no further than **The Heir of Whitestone** by Catherine Coulter. In Victorian England, a brilliant innovator with a mysterious past and a clever lady uncover deadly secrets while facing assassination attempts during their whirlwind romance.



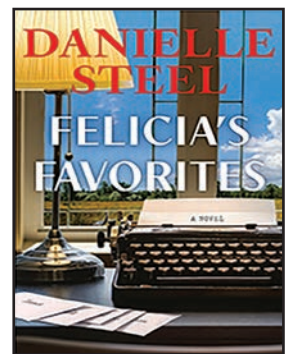
Want to Know a Secret? is the latest from Freida McFadden. A seemingly perfect YouTube baker hides dark secrets that threaten to unravel her life. McFadden certainly knows how to keep the reader guessing.



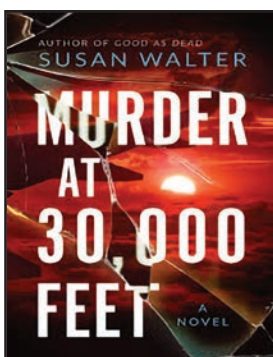
If you love dogs and the nature writing of William Kent Kreuger, then you may want to read the first of a trilogy by Patricia B. McConnell. **Away to Me** is about a sheep farmer and dog trainer who investigates her mentor's mysterious shooting death while caring for an aggressive German shepherd.



Felicia's Favorite is the newest from Danielle Steel. Five sisters discover life changing gifts from their recently deceased mother. It's sure to be a favorite of Steel fans.



Murder at 30,000 Feet by Susan Walter might make you reconsider any travel plans. During a turbulent flight to Puerto Rico, a passenger is murdered at 30,000 feet. An air marshal must identify the killer before the storm brings down the plane. A heart-stopping ride with jaw-dropping twists.



A little closer to home is **The Harvey Girl** by Dana Stabenow, which takes place in 1890s New Mexico. A talented Pinkerton detective goes undercover as a Harvey Girl to investigate robberies at Harvey House hotels while uncovering national conspiracies. After reading this, you may want to visit La Posada in Winslow, AZ, one of the remaining Harvey House Hotels.



ALC NEWS



If you're planning to refresh your driveway or walkway, please keep in mind that most surface updates—such as new coatings, color changes, and structural extensions—require an ALC Permit and you will need to attend an ALC meeting. Please remember to bring your completed application, photos, brochures, and any physical material or color samples so the committee can help you move forward. Additionally, keeping these areas free of weeds and stains year-round helps our community stay looking its best for everyone to enjoy.



In order to speed up the permit approval process and cut wait time, you can **SCHEDULE YOUR ALC APPOINTMENT ONLINE** in one of four windows (9:00, 9:30, 10:00 and 10:30). The link is available on the SB1 website.

The **ONLINE EXTERIOR PAINT PROCESS** is easy. Go to the website (www.saddlebrooke.org) and to the ALC section, follow the online directions, make your selections from the ALC approved colors and once your application is completed by you it will be forwarded to the ALC for action and you will be notified when it is ready.



ALC Meetings are held 1st and 3rd Thursday of the month at 9:00 am. Signups will be in the Coyote South room, where you will wait your turn. If you don't have an online appointment, it will be on a first come, first served basis. You will be escorted to the meeting room when it is your turn.

UPCOMING MEETINGS

April 2nd & 16th

May 7th & 21st

Information Line: 520-917-3767

Call the Information Line to report an issue to the ALC or if you have a question.
ALC Email: alcadmin@saddlebrooke.org



Chef's Table is Back!



Wednesday, April 8

Pan Seared Shrimp and Crab Cake

Coffee Rubbed Beef Short Rib and Cheddar Grits

Grand Marnier Crème Brûlée



Wednesday, April 29

Baby Arugula and Shaved Fennel

Seared Sea Scallops with Creamy Parmesan Risotto

Pina Colada Cheesecake Mousse



\$39 per person plus tax & gratuity

Reservations Required | Please No Substitutions