

THE COMMUNICATOR

SaddleBrooke One

February 2025

TOWN HALL FOR THE NEW CREATIVE ARTS & WELLNESS CENTER

Tom Swikoski, SaddleBrooke One Board President

Please join us on Wednesday, February 12th for the first of two Town Hall meetings about the new Creative Arts and Wellness Center (CAWC) that will be constructed in HOA One. The meeting begins at 2:00pm in the DesertView Performing Arts Center; doors will open at 1:30pm. All residents in SaddleBrooke One and Two are welcome to attend.

What Will We Learn at the Town Hall?

Several speakers from the Creative Arts and Wellness Center task force will share the what, why, how, and when of erecting the new building. You'll get a preliminary view of how the proposed expansion complements both the existing Fitness Center and Arts and Crafts classrooms. Please keep in mind that you will be looking at proposed spaces for clubs and groups—nothing has been finalized and the input that is received at the Town Hall will be considered going forward toward the final plans.

While the new building will be used heavily by residents from all of SaddleBrooke, expenses will be paid from the Capital Improvement Fund at SaddleBrooke One; these funds have already been set aside. A second Town Hall, will be held at SaddleBrooke One, in the 2nd quarter of 2025, to review the final budget and funding sources. We expect to break ground in 2026.

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.

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. It's been clear that our current buildings were not meeting these needs.



Continued top of Page 2

Town Hall for the New Creative Arts & Wellness Center . . . continued

We analyzed the needs and perspectives of more than 1200 people representing 27 clubs and groups. As a result, the new building will more than triple our existing structure.

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. SaddleBrooke 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. Importantly, Pinal County confirmed that we don't need to modify our current parking situation!

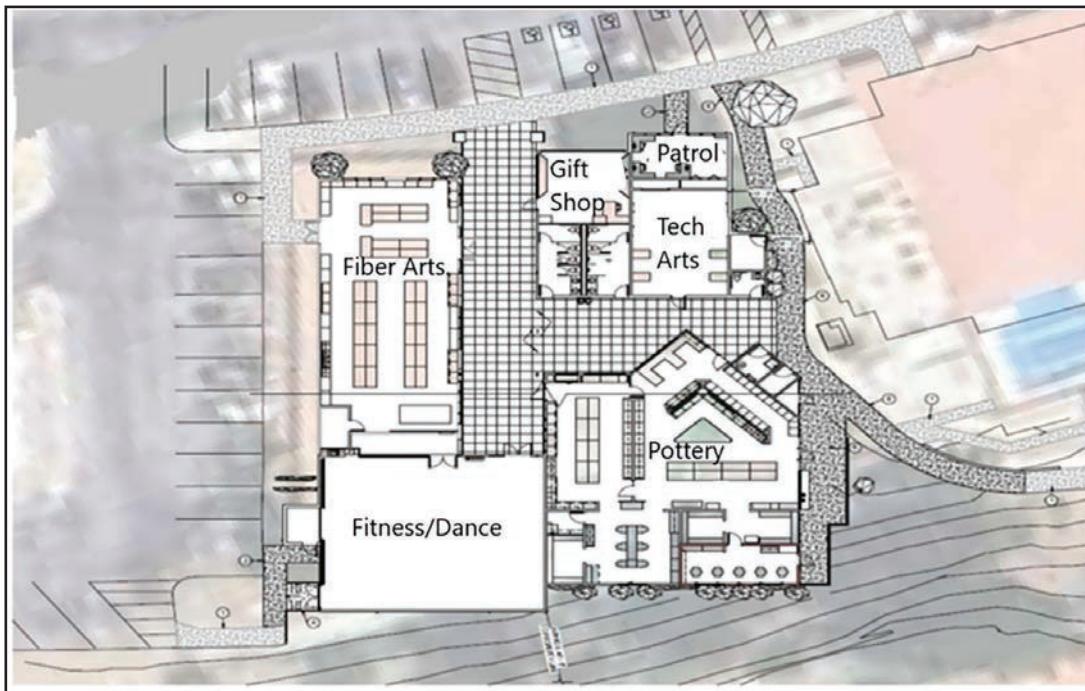
How Does the CAWC Serve Our Community?

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 SaddleBrooke vision: "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.

Here is the proposed architectural drawing of the new Creative Arts and Wellness Center. The building is situated next to the the existing Fitness Center and adjacent to the existing arts and crafts classroom facility. A spacious and welcoming walkway provides easy access to the new spaces, including for those with mobility challenges.



Conceptual Rendering of Proposed Building





FOOD & BEVERAGE

Kelly's Korner

Kelly Evans, Food & Beverage Director

The Food and Beverage Team wants to thank you all for showing up for an amazing January with our new menus and celebrating with us the win of our first Iron Chef of SaddleBrooke, Emily Ramos! February will be an exciting month here at SaddleBrooke One. We look forward to more days out on the RRG patio and firing up the grill, as the weather warms back up.

February Special Events

The month starts with the two-day Pet Rescue Fashion Show on February 4th and 5th. We will be featuring the LAB wines from Casa Santos Lima, a Portuguese winery, and donating \$1 from each glass to Pet Rescue. SaddleBrooke One will be holding a Valentine's Day Dinner on Friday, February 14th with amazing entertainment from Manny Herrera. On February 26th, we will host Left Coast Winery. Executive Chef Dylan has prepared a tasting menu to pair with each of the wines we will be pouring. We will have two representatives here from the Oregon winery, and we look forward to many more wine dinners here at the Clubhouse.

Trivia and Tacos!

But, let's get to the really good stuff – you asked and we are excited to deliver! Trivia will be making its comeback on Monday, February 24th! For those of you who have joined us before, and those that are new to SaddleBrooke Trivia, here are the details.

The price to play is \$15 inclusive, per person, and includes dinner. We will have a taco buffet as our dinner option, which will begin at 4:00pm. The regular Vistas menu is not available. Get there early to purchase a beer or margarita to go with dinner or anything else you desire. Trivia will start at 5:00pm.

Reservations will be required for Trivia. They can be made via a phone call to our front desk, in person, or through the SaddleBrooke One website. You can request a location but that will not be guaranteed. Teams will consist of two (2) to six (6) players, to be eligible for prizes. If you don't have a team, we can help you join one. You can certainly play with a team larger than six (6) people; however, you will just be playing for the fun and the food! There will be one (1) winning team per month, and each team member (up to 6) will receive a Dine In Only coupon for a one (1) topping pizza.

Questions will be chosen from the internet, and as before, the answer 'must match the card', so to speak. Some of the processes will be the same as before. 20 questions, 2 minutes to answer. Papers will be exchanged with a neighboring table. Answers are given, winning team is determined.

Trivia continues to be as much fun as you can have in an hour! For only \$15 a person, with dinner included, who wouldn't want to join in on the Trivia craze! Come on down and see what the fun is all about and enjoy a casual delicious dinner, as well.

Join us SaddleBrooke, to dine out for a worthy pet-friendly cause, celebrate love with that special someone, enjoy an evening of dinner and wine, and get your Trivia competition on over tacos with friends! We can't wait to see you.



SaddleBrooke One

TRIVIA

NIGHT

eat - drink - and be trivial

STARTING
MONDAY
FEBRUARY 24
IN THE
VISTAS

RESERVATIONS
REQUIRED

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

watch your inbox
for all the details!



GOLF & GROUNDS SaddleBrooke One

Is Spring In the Air?

Mike Roddy, Director of Golf

That's a common question this time of year. The first few weeks of January certainly felt more winter like than how 2024 ended. We appreciate everyone's patience as we work to protect the courses from frost damage and make sure the environment is safe for golfers. It's never too early to talk about spring and as we get higher afternoon highs and warmer morning lows, we will see a corresponding increase in plant activity in all areas of the golf course. This will mean increased mowing frequency and the evaluation of our mowing heights in all turf areas. Light penetration into the turf canopy is important for Bermuda grass and the summer transition. Lowering mowing heights allows light to penetrate deeper into the turf canopy and can start to stimulate early Bermuda grass activity. Below is a Mowing Height Chart that shows the anticipated changes to mowing heights during the month of February:

Mowing Height Chart		
Course Area	Mowing Height as of 1/15/25	Anticipated Mowing Height on 3/1/25
Greens	.190"	.175"
Collars	.400"	.300"
Tees	.550"	.450"
Approaches	.550"	.450"
Fairways	.600"	.500"
Overseeded Rough	1.75"	1.5"


GOLF SHOP
News & Updates
Valentine's Sale



Feb 7th thru 14th

Looking for the perfect gift for your Valentine this year? The Golf Shop has you covered! Whether you're looking for items for "on the course" or for "on the town", we have something for that special someone or yourself!

30% off All Ladies Sweaters and Pants
25% off All Men's Long-Sleeved Shirts and Outerwear
\$25 off All Pairs of in-stock Asics and Sketchers Shoes

Pace Matters at the Brooke!

There is a noticeable increase in golfer activity this time of year and we enjoy seeing the enthusiasm for the game of golf that seems to come alive when the sun is shining and the days begin to warm. We have lots of things going on around the courses with busy league schedules, as well as some club events on the calendar. The tee sheet is busy and the courses are often full throughout the day. The time spent on a 9 or 18-hole round continues to be a key component of a positive playing experience.

February Pace of Play Tips

- Go the tee box as soon as you're called
- Tee off as soon as possible
- Shorter hitting players should tee off first

As always, the entire Golf Team looks forward to seeing everyone on and around the courses.

2025 Service Schedule



Residential Collection		Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Wednesday, Jan. 1 st	New Years Day	Monday Service	Tuesday Service	No Service	Wednesday Service	Thursday Service	Friday Service
Monday, Jan. 20 th	Martin Luther King Day	No Service	Monday Service	Tuesday Service	Wednesday Service	Thursday Service	Friday Service
Monday, Feb. 17 th	Presidents Day	Service Day not Affected					
Saturday, May 5 th	Cinco de Mayo	Service Day not Affected					
Monday, May 26 th	Memorial Day	No Service	Monday Service	Tuesday Service	Wednesday Service	Thursday Service	Friday Service
Friday, July 4 th	Independence Day	Monday Service	Tuesday Service	Wednesday Service	Thursday Service	No Service	Friday Service
Monday, Sept. 1 st	Labor Day	No Service	Monday Service	Tuesday Service	Wednesday Service	Thursday Service	Friday Service
Monday, Oct. 13 th	Columbus Day	Service Day not Affected					
Friday Oct. 31 st	Halloween	Service Day not Affected					
Tuesday, Nov. 11 th	Veterans Day	Service Day not Affected					
Thursday, Nov. 27 th	Thanksgiving Day	Monday Service	Tuesday Service	Wednesday Service	No Service	Thursday Service	Friday Service
Thursday, Dec. 25 th	Christmas Day	Monday Service	Tuesday Service	Wednesday Service	No Service	Thursday Service	Friday Service

- Place your WM recycling and trash carts at the curb before 6:00am -- wheels facing the curb. Collection times may vary. Please leave carts out until serviced.
- Place carts at least three (3) feet from other objects such as cars, mailboxes, trees, and other carts.
- Ensure all material fits inside your carts with the lids fully closed. Be sure to break down cardboard boxes.
- Do not leave any materials next to or outside your cart. Excess materials will not be collected.

RECYCLE RIGHT TIPS

- Do not bag your recyclables. Place materials loosely & directly into carts.
- Never put foods in recycling
- Break down cardboard boxes to conserve space inside recycling carts and ensure the cart lid is firmly closed.
- Items not accepted in recycling include plastic bags or film, foam cups/containers / packaging, yard waste, electronics, carpeting, clothing, furniture, tires or hazardous materials in recycling carts.hazardous materials in recycling carts.

RECYCLE RIGHT

To learn more visit
wm.com/RecycleRight



Glass Bottles & Containers



Metal Food & Beverage Cans



Plastic Bottles & Containers



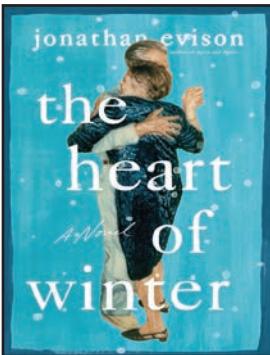
Paper



Flattened Cardboard & Paperboard

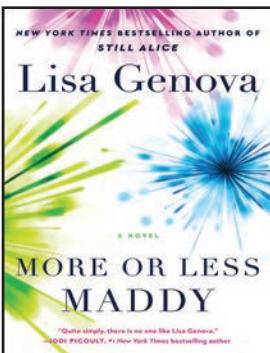
What's New at the Library?

Margaret Betanzos

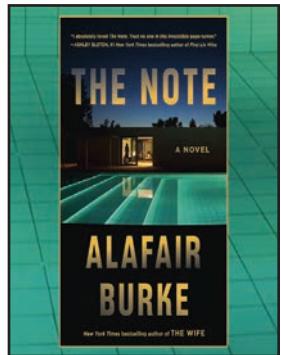


I am going to start 2025 with an article that might just apply to some of us here in SaddleBrooke. It is about a couple who has been married for 70 years – that might be a LITTLE longer than most of us but maybe a few will fall into that category. This couple met in college and settled on Bainbridge Island, WA. They had their ups and downs like all of us. Now that Ruth is beginning to fail, the kids don't think Dad can handle it. Wait a Minute! The title is **The Heart of Winter** and it is written by Jonathan Evison.

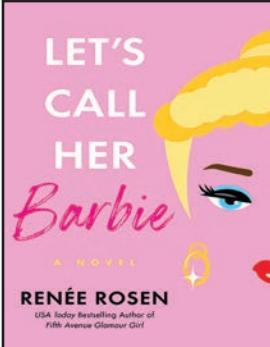
Suspense is the order of the day in **The Note** by Alafair Burke. May Hanover is being raised by a first generation single mother from China. Expectations are high and May meets them. However, she has had her share of regrets. She and long time friends decide to take a holiday in the Hamptons. They meet a pair of strangers and maybe party too hard. What could go wrong?



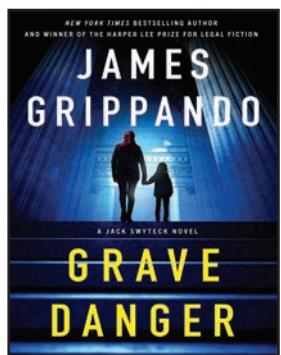
Lisa Genova brings us another novel that uses genre to explain bipolar disease. Suppose you are a freshman at NYU – there is a lot of pressure and anxiety. Our heroine has a period of feeling low and takes an antidepressant medication – she feels really good, so good that it terrifies her. She is diagnosed with bipolar disease. She will have to learn how to handle both the feelings of UPS and DOWNS. The title of this book is **More or Less Maddy**. If you are wondering about this book, remember how you loved *Still Alice* by the same author.

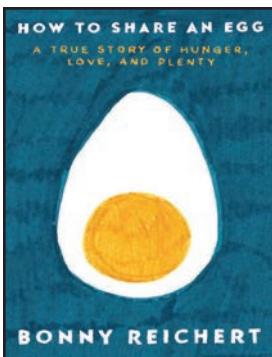


The next book is a real change of pace. The title is **Grave Danger** by James Grippando. Defense attorney Jack Swyteck is asked to defend a single mother of kidnapping her own daughter. The father wants the daughter back – the problem is that the family is from Tehran. Another problem is that the “mother” is really the aunt. This gets more complicated by the minute!



Let's go from danger to fun! You might think that this book is nonfiction but it is really historical fiction. It is called **Let's Call Her Barbie** and is by Renée Rosen. It is the story of Ruth Handler and how she sold The Barbie Doll to the toy company that brought her to life.





Finally, I would like to tell you about a nonfiction book that may interest you. It is called **How to Share an Egg** by Bonny Reichert. The author is the daughter of an Auschwitz survivor but also an owner of restaurants in Edmonton. Food, cooking, and the need for joy are paramount in her life. She doesn't understand all this until she is eating delicious borscht in Warsaw as an adult and decides to investigate her father's time in Auschwitz.

Now is the time to renew your membership in Friends of SaddleBrooke Libraries (FSL) if you haven't already. Remember, this is where most of the money comes from to buy all these books and the LP books and paperbacks that are on our shelves, as well as at DesertView library.



PATROL

SaddleBrooke One

February Updates

Christopher Albers, SaddleBrooke One Patrol Manager

Walking Safety

Patrol would like to remind our residents that walking in our community can be problematic if you don't take steps to ensure your safety. First, and foremost, **ALWAYS** carry a mobile phone. It is critical that you be able to call for assistance, if needed. Do your walking in daylight hours, if possible. This ensures that you are always visible to others and that you are able to see your surroundings. If you must walk after dark, wear reflective, light-colored clothing and **ALWAYS** carry a light source. It is also important to carry water, even in cooler months; the danger of dehydration is not limited to the hotter months. If you can, always walk with another person. Also, let someone know where you are going and when you will be back.

All of us are faced with varying degrees of limitations that for many of us, are increasing with age. It is important to face this reality objectively and take steps to mitigate the potential for accidents and injuries.

Driving In SaddleBrooke

I sometimes receive complaints about vehicle operators running stop signs in SaddleBrooke. According to some, this is a chronic problem within the community. However, when our officers observe intersections, seldom do drivers run stop signs. That's a good thing. What is not a good thing is when drivers behave differently when Patrol is not around. And, this is what I am told is the case... many drivers ignore stop signs. In my book, how a person acts when no one is looking says a lot about their character. My parents taught me that how I behave when no one is looking is the measure of my integrity. So, if you are one of these drivers who just rolls through the stop signs because you believe no one else is around, you might want to ask yourself what this says about you and your respect for others. You may want to ask yourself, is this the kind of conduct I want my children or grandchildren to engage in? If the answer is "no", then why are you doing something you don't want others to do? Just a thought...

2024 Notice of Violations Issued		
Violations	October	December
Speeding	1	2
Stop Signs	0	3
Handicap Parking	0	0
RV Parking	0	0
Other Parking	2	0
Pets	0	0
Total	3	5



Mike Treiber
Controller

FINANCIALS

BALANCE SHEET as of 12/31/2024

12/31/2023
AUDIT

	Current Year	12/31/2023	
ASSETS			
Cash, Cash Equivalents & CDs			
Operating Fund	\$ 4,966,157	\$ 5,047,180	\$ 5,047,180
Replacement Reserve Fund	3,925,492	3,943,825	3,943,825
Capital Improvement Fund	1,621,149	1,431,299	1,431,299
Total Cash	10,512,798	10,422,304	10,422,304
Accounts Receivable, Net	1,261,407	1,307,426	1,307,426
Inventory & Prepads	585,598	598,317	598,317
Property & Equipment, Net	19,382,609	19,509,921	19,509,921
Operating Lease Assets	592,398	592,398	592,398
Total Assets	\$ 32,334,810	\$ 32,430,365	\$ 32,430,365
LIABILITIES & MEMBERS' EQUITY			
Accounts Payable & Accrued Expenses	\$ 685,380	\$ 497,906	\$ 497,906
Deferred Revenue	3,875,356	3,630,711	3,630,711
Operating Lease Liabilities	582,798	582,798	582,798
Total Liabilities	5,143,533	4,711,415	4,711,415
Undesignated Members' Equity	22,172,310	22,028,282	22,028,282
Designated for Capital Reserves	5,546,641	5,375,124	5,375,124
Current Operations	(527,674)	315,545	315,545
Total Members' Equity	27,191,276	27,718,951	27,718,951
Total Liabilities & Members' Equity	\$ 32,334,810	\$ 32,430,365	\$ 32,430,365

Capital & Reserve Funds

As of 12/31/2024

	Replacement Reserve Fund	Capital Improvement Fund	Total Capital Reserves
Beginning Balance - 01/01/2024	\$ 3,943,825	\$ 1,431,299	\$ 5,375,124
Fund Contributions	2,077,500	293,940	2,371,440
Interest Income	163,594	48,541	212,135
Capital Expenditures - Operations & Amenities	(1,756,488)	(145,800)	(1,902,288)
Capital Expenditures - Golf	(401,950)	-	(401,950)
Capital Expenditures - F&B	(100,988)	(6,831)	(107,819)
Ending Balance - 12/31/2024	\$ 3,925,492	\$ 1,621,149	\$ 5,546,641

INCOME STATEMENT as of 12/31/2024

Current Month			Year to Date		
Actual	Budget	Better / (Worse)	Actual	Budget	Better / (Worse)
\$ 484,811	\$ 491,575	\$ (6,764)	CSF & Other HOA Revenues	\$ 6,067,114	\$ 5,898,900
8,580	29,167	(20,587)	HRF Revenue	293,940	350,000
181,002	143,912	(37,090)	General & Administrative Expenses	1,834,565	1,828,200
270,710	194,817	(75,893)	Services & Amenities Expenses	2,788,371	2,763,002
451,713	338,729	(112,983)	Total HOA Expenses (Excluding Depreciation)	4,622,936	4,591,202
41,678	182,012	(140,334)	HOA Net Income	1,738,117	1,657,698
374,750	357,514	17,236	Golf Revenues	3,583,717	3,469,132
290,658	264,900	(25,757)	Golf Expenses (Excluding Depreciation)	3,207,611	3,231,445
84,092	92,613	(8,521)	Golf Net Income (Loss)	376,106	237,686
279,484	279,135	349	Food & Beverage Revenue	2,984,442	3,022,500
317,360	300,073	(17,287)	Food & Beverage Expenses (Excluding Depreciation)	3,358,962	3,309,900
(37,876)	(20,938)	(16,938)	F&B Net Income (Loss)	(374,521)	(287,400)
87,895	253,688	(165,793)	Total Net Income (excluding Roads Expenses)	1,739,703	1,607,985
0	0	0	Roads Expenses	764,024	611,308
87,895	253,688	(165,793)	Total Net Income (excluding depreciation)	975,678	996,677
71,890	68,010	(3,880)	HOA Depreciation	821,474	816,122
59,086	56,226	(2,860)	Golf Depreciation	689,077	674,711
23,176	21,275	(1,900)	F&B Depreciation	269,286	255,306
154,152	145,512	(8,640)	Total Depreciation	1,779,837	1,746,138
27,177	26,667	510	Interest Income	346,799	320,000
47,898	42	(47,856)	Income Taxes	70,314	500
\$ (86,978)	\$ 134,801	\$ (221,780)	Total Net Income	\$ (527,674)	\$ (429,962)
					\$ (97,713)



Architectural & Landscaping Committee



NEWS

Spring Is Coming...

NOW Is The Time
To Look At Your
Landscaping!

- **Do Your Trees And Shrubs Need Shaping Or Trimming?**
 - **Are There Trees, Shrubs, Or Cactus That Need To Be Removed And Replaced?**
 - **Are You Considering Any Hardscape Additions?**
 - **Some Landscaping Changes May Require An ALC Permit.**
- *Please Provide Drawings/Plans, Product Info, and Pinal County Permit If Applicable.**



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 Website.

The ONLINE EXTERIOR PAINT PERMIT PROCESS Is Easy. Go To The Website (www.saddlebrooke.org), Then To The ALC Section. Follow The Online Directions And Make Your Selection(s) From The ALC Approved Colors. Once The Application Is Completed, It Will Be Forwarded To The ALC For Review. Approved Permits Are Available At The Admin. Office.

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 Served Basis. You Will Be Escorted To The Meeting.

Upcoming Meetings

March 6th & 20th
 April 3rd & 17th

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
 ALC Secretary: Sharyn Jupp



Left Coast Estate and SaddleBrooke One
present a

Wine Dinner

Wednesday, February 26, 2025

This intriguing evening includes passed
appetizers and a four course meal
with wine pairings.



Joining us from Left Coast Estate

Suzanne Larsen

founder/brand ambassador/co-owner

and Joe Wright,

director of viticulture and winemaking

Wine Dinner Tickets | \$85
dinner, matching wines, tax and gratuity

Dinner Only Tickets | \$65
dinner, tax and gratuity

**Tickets available in the
SaddleBrooke One
Administration Office**