

THE COMMUNICATOR

SaddleBrooke One *December 2025*

Non-Golfing Course Usage

Vivian Timian, General Manager

In 2016, the Association identified a golf course walking schedule each week which identifies when residents (that are not golfing) can get on to the course and walk, dog-walk, or simply drive a golf cart in order to take advantage of the spectacular views of the golf course and the mountains that surround the community.

Our Golf Operations Department has a profit and loss (P&L) statement, and the department managers are held accountable to work within their budgets. So, determining when the course would be open to non-golfers does affect the bottom line. However, because the entire community supports the course, it would be reasonable to agree to open the course at an earlier time for the non-golfing residents. That way everyone can appreciate the beautiful fairways that our three (3) courses have to offer.

There were several discussion points on how to approach the issue.

Option #1: The possibility of closing one course each afternoon to allow for the non-golfers to walk the course in late afternoon.

Pros:

This would give a wide open space for residents to enjoy a course with no golfers on it.

Cons:

It is improbable that residents would travel to the course—would someone living next to the SaddleBrooke course, drive over to the Catalina course?

Restricts afternoon play to two courses—this could be done in the summer, not logistically favorable in the winter

Option #2: Restrict the golfing times so that there is no golfing after 5:00pm.

Pros:

This would give residents enough daylight to walk on the courses

This would give a wide open space for residents to enjoy a course with no golfers on it

Cons:

Logistically improbable from November-February with frost delays

Cannot advertise unlimited golf with our Annual Membership

Restricts ability to generate new players who may want to play when there is 'less pressure from play'

Could have a negative impact on revenue stream for golf operations

Continued on Page 2

Non-Golfing Course Usage . . . continued

Option #3: Do Not allow non-golf usage in the afternoon from November-February.

Pros:

Easy to enforce the policy

Allows golf to try to maximize afternoon availability and drive more rounds

Cons:

Over 30% of the residents use courses for non-golf activities and would be restricted from doing so.

Residents would probably break this policy and put themselves in a safety risk.

Option #4: Allow walking on the courses at 5:00pm starting on holes 1 & 2, and then later times at subsequent holes.

Pros:

99% of play after 1:30pm is 9 hole play

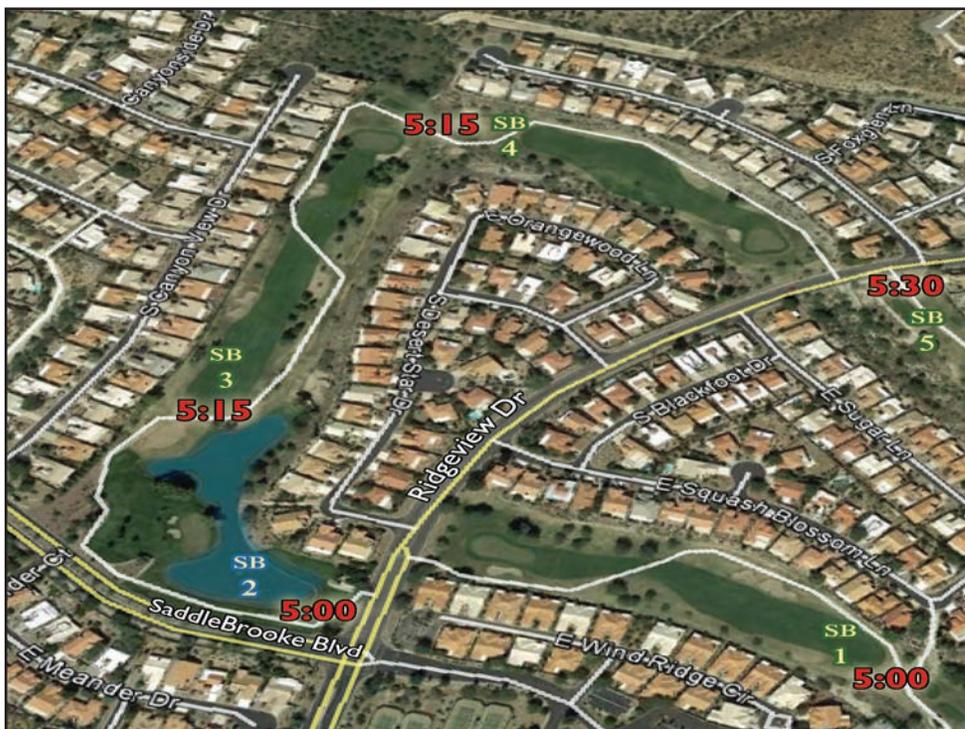
Allow residents on course while 18 hole players from 12:30pm onward are finishing on holes 7, 8 and 9 without confrontation.

Cons:

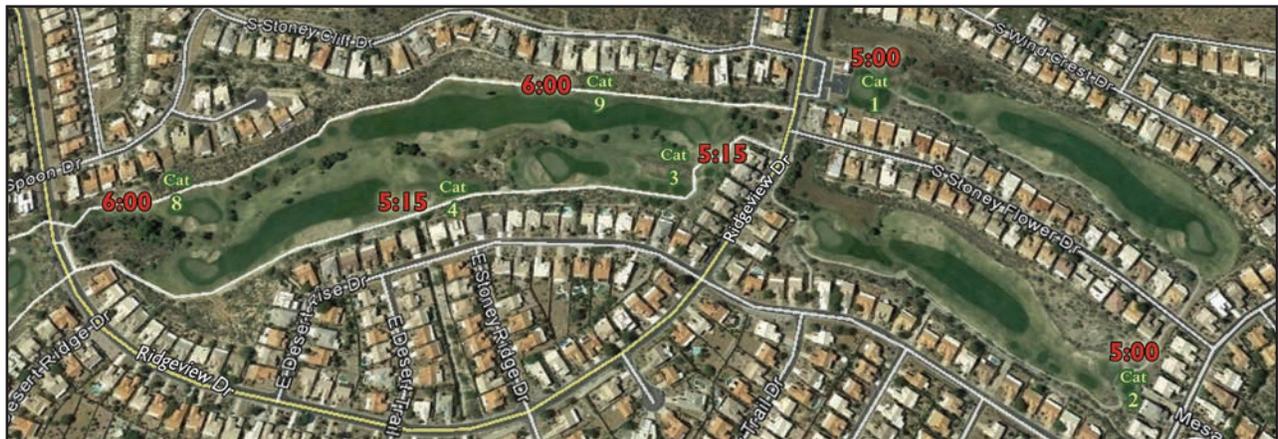
Might limit number of players after 4:00pm—one of the proposed new golf programs is an after 4:00pm unlimited play package.

The final decision (Option 4) was to allow the walkers onto the courses earlier, but following the same path that the golfers use. Golfers start on hole number 1 then proceed to the next hole. In other words, we have three courses, and holes 1 & 2 on each course will be open for non-golfing usage at 5:00pm, holes 3 & 4 at 5:15pm, holes 5 & 6 at 5:30pm and holes 7, 8 & 9 at 6:00pm.

The SaddleBrooke Golf Course starts next to the Clubhouse and then proceeds across Ridgeview Blvd and runs parallel to SaddleBrooke Blvd. The holes and time periods for walking are on the map pictured below.



The Catalina Golf Course begins to the north of the Catalina Starter Shack on Ridgeview Blvd. Both holes 1 & 2 are located on the north side of Ridgeview, holes 3-9, are located on the south side of Ridgeview as indicated on the map pictured below.



The Tucson Golf Course begins to the east of the clubhouse and proceeds south, running parallel to Ridgeview for holes 3 & 4. The Tucson Golf Course map is pictured below.



The golf course walking hours will begin at **5:00pm on holes 1 & 2 of each course beginning on November 1, 2025 through February 28, 2026.** Signs are installed indicating the walking hours at different points on the courses to help guide the residents that are not familiar with the layout of the courses. The Association will be monitoring the usage and the new walking times to ensure that the golfers and walkers have an opportunity to enjoy the courses. Please note that there may be golfers out at the same time walkers are on the courses—the right of way will go to the golfer.

The Board of Directors reviewed several options as listed above before agreeing to this schedule for walking on the golf courses.

The walking schedule for the course is currently published weekly, all residents should be following the rules for walking on the courses as stated in the Rules & Regulations, Section 14. The schedule will indicate the start times for walking prior to golf play. The golf course maintenance crew does a wonderful job of keeping the courses in shape not only for golfing, but also as an attraction for new home buyers. Help the crews by ensuring all pet waste is removed from the course if you are walking a dog, and that all pets remain on a leash.

“Wiseye’s Watch: Defensible Zones That Make a Difference”

 Defensible Zones

Wiseye’s Guide to Wildfire Safety in SaddleBrooke

As autumn settles over SaddleBrooke and the desert air turns crisp, it’s tempting to think wildfire season is behind us. But Wiseye, our vigilant neighborhood owl, reminds us: fire doesn’t take a fall break.

Your landscape isn’t just for beauty—it’s your first line of defense. By creating and maintaining defensible zones around your home, you reduce wildfire risk, protect your property, and give firefighters a safe area to work. Wiseye breaks it down into two key zones:

Immediate Zone (0–5 Feet): Your Fireproof Moat

This is the most critical area—where embers are most likely to land during a wildfire. Wiseye urges residents to treat this space like a fireproof moat.

- Replace flammable mulch with gravel, stone, or bare soil
- Remove dead debris from gutters and rooflines
- Avoid storing firewood or propane tanks near the house
- Choose fire-resistant desert plants or keep this zone plant-free

Why it matters: Embers can travel miles ahead of a wildfire and ignite anything flammable near your home. A non-combustible buffer here can mean the difference between safety and disaster.

Intermediate Zone (5–30 Feet): Your Defensible Space

This zone acts as a buffer to slow the fire’s progress. Wiseye calls it the “defensible space”—where smart landscaping can stop flames in their tracks.

- Trim trees and shrubs to create vertical and horizontal spacing
- Clear dead vegetation, dry grasses, and fallen branches
- Space out plantings to prevent fire from jumping between them and creating “ladder fuel”

Why it matters: Fires feed on fuel. By reducing vegetation density and removing debris, you deprive fire of the fuel it needs to reach your home.

Maintenance Is Key

Creating defensible zones isn’t a one-time task—it’s a seasonal commitment. Fall winds can scatter dry debris and embers far and wide. Regular upkeep ensures your zones stay effective year-round.

- Schedule seasonal cleanups
- Inspect property after storms or high winds
- Educate family and neighbors about fire-safe landscaping

Wiseye’s Final Hoot

“Clear it before winter,” Wiseye says with a wink. “Because wildfire doesn’t take a fall break.” By maintaining defensible zones, you’re not just protecting your home—you’re contributing to the safety of the entire SaddleBrooke community.

Grab your blower, trim those shrubs, and let your landscape be a shield. With Wiseye watching from above and your defensible zones in place, you’re ready to face the season with confidence.





FOOD & BEVERAGE

SaddleBrooke One

Kelly's Korner - A New Season

Kelly Evans, Food & Beverage Director

We are excited as we enter our second full year of operating the “New” RoadRunner Grill (RRG). New staffing, scheduling, and supervision have enhanced our execution. Revised menus and additional events have increased RRG traffic. The F&B Team members are very grateful to our residents for having the confidence in them to meet and exceed expectations.

Today in our RRG, residents can still have coffee and breakfast throughout the morning hours. As golfers come in after their morning or afternoon rounds, they can find a full-service bar with sports on the televisions and lunch specials throughout the week. Pizza made fresh is available daily from 10 am to 3 pm and when the RRG is open until 7 pm on Monday, Tuesday, and Sunday. Happy Hour begins at 3 pm on those days. The RRG bar is open until 6 pm on Wednesday and Thursday and 5 pm on Friday, so golfers and residents can enjoy a happy hour pint or cocktail and take in the views. “New Tap Tuesday” features new draft beers at discounted prices for residents on the first Tuesday of every month, offering a great rotating selection of beers each month.

Recently, our Board approved adjustable screens on the southeast side of the covered patio area; and, the screens have been installed. The purpose of the screens is to make greater use of the patio area during inclement weather and provide shade from the Sun for the tables closest to the edge of the covered top. The screens should also prevent cancellation of events since they can protect residents seated under the cover of the patio when fully lowered to the ground.

Adjustable screens were also added to the outside BBQ to protect our kitchen staff from the Sun as they cook. The BBQ screens will also protect the temperature of the food being prepared from the impact of the wind. We are also updating the large grill, adding a countertop smoker, and renovating counter space to provide better grilled and buffet services. We look forward to the improvement to allow us to utilize our new setup year-round.



Screen Example Image & Placement

We believe that the addition of the screens will enhance the use of the patio area and increase the number of outside events in 2026. It will also provide the residents with alternative dining experiences. It is common for restaurants in our area to offer another quiet dining area away from the festive sound of the Bar and the hustle and bustle of the kitchen. Some have enclosed outside dining areas during the winter months. The screens will provide the RRG with a similar offering. Screens will also provide Sun protection, wind protection, and heat insulation when we use the heaters.

During 2025, our Operations Team installed material on the walls, ceiling, and underneath the tables inside the RRG to reduce noise levels. A condenser was removed from inside the RRG to reduce noise as well. Decibel measurement apps have shown that the RRG noise level is now lower than other local dining establishments. We are so happy to have made these improvements and we look forward to the results of these changes and the great promotions and events that are planned for the coming season.

We want to remind everyone that you can make reservations Thursday through Saturday through the website to book your table in The Vistas dining room. This helps us with staffing numbers, kitchen preparation, and ensures you have a spot to dine during our peak season! The Agave Lounge will continue to be a first come, first served seating area for those spontaneous nights out. We will have one Yappy Hour and one Chef's Table in December as we schedule around Holiday parties, and we are very excited to execute more open days for dining alongside the Holiday parties than in years prior. The end of 2025 will be loads of fun – from the Whiskey Del Bac Dinner, two fun evenings with Jessiah on the Piano, New Tap Tuesday and Trivia, the Golf Cart Parade and of course a fantastic New Year Celebration and Speakeasy on the 31st.

So, let's raise a glass and **LET'S GO SADDLEBROOKE!!**

A WHISKEY DINNER WITH CHEF DYLAN
FEATURING WHISKEY DEL BAC

Wednesday, December 3, 2025

Event Ticket Price is \$60 which includes 5 Whiskey Del Bac tasting tickets, dinner, tax and gratuity.

Event Ticket Price for food only is \$45 inclusive of tax and gratuity.

Tickets are available in the SaddleBrooke One Administration Office

Pairing Stations:
Whiskey Del Bac Classic served with Mesquite Smoked Bacon Wrapped Shrimp with a Spicy Peach Glaze over Arugula tossed with Shaved Parmesan, Olive Oil, and Red Wine Vinegar
Whiskey Del Bac Dorado alongside Maple and Whiskey Glazed Suckling Pig Sliders with Pickled Slaw
Whiskey Del Bac Ode to Islay paired with Charcuterie with Assorted Aged Cheeses, Cured Meats, and Dried Fruit
Whiskey Del Bac Normandie served with Dry Rubbed Mesquite Smoked Pork Ribs with Whiskey BBQ and Oven Roasted Sweet Potatoes
Whiskey Del Bac Sentinel of the Desert to finish with a Dark Chocolate Pot De Creme with Rye Whiskey Infused Chantilly Cream Dusting with Cinnamon

WELCOME

Please help us welcome our new SaddleBrooke One homeowners

NAME	UNIT
Craig & Juen McCollom	21
Gary & Karin Spence	6
Alfred & Sharon Viscito	12
Rodney Robinson	8A
Kenneth & Marla Eberle	7
Sidney & Lynelle Sing	1



FINANCIALS

BALANCE SHEET as of 9/30/2025

	Current Year	09/30/2024	12/31/2024 Final
ASSETS			
Cash, Cash Equivalents & CDs			
Operating Fund	\$ 2,112,631	\$ 3,475,408	\$ 4,966,157
Replacement Reserve Fund	4,968,280	4,735,271	3,925,492
Capital Improvement Fund	2,834,901	1,551,138	1,621,149
Total Cash	9,915,813	9,761,817	10,512,798
Accounts Receivable, Net	449,332	402,902	1,261,407
Inventory & Prepaids	386,759	420,699	585,598
Property & Equipment, Net	18,849,410	19,549,438	19,381,423
Operating Lease Assets	668,005	592,398	668,005
Total Assets	\$ 30,269,318	\$ 30,727,254	\$ 32,409,231
LIABILITIES & MEMBERS' EQUITY			
Accounts Payable & Accrued Expenses	\$ 544,667	\$ 462,630	\$ 685,380
Deferred Revenue	1,860,484	1,738,336	3,875,356
Operating Lease Liabilities	651,816	582,798	651,816
Total Liabilities	3,056,966	2,783,764	5,212,551
Undesignated Members' Equity	19,393,498	21,432,542	22,172,310
Designated for Capital Reserves	7,803,182	6,286,409	5,546,641
Current Operations	15,672	224,539	(522,271)
Total Members' Equity	27,212,352	27,943,489	27,196,680
Total Liabilities & Members' Equity	\$ 30,269,318	\$ 30,727,254	\$ 32,409,231

Capital & Reserve Funds As of 09/30/2025

	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	2,042,600	1,251,000	3,293,600
Interest Income	128,306	68,015	196,321
Capital Expenditures - Operations & Amenities	(822,916)	(105,263)	(928,179)
Capital Expenditures - Golf	(288,033)	-	(288,033)
Capital Expenditures - F&B	(17,168)	-	(17,168)
Ending Balance - 09/30/2025	\$ 4,968,280	\$ 2,834,901	\$ 7,803,182

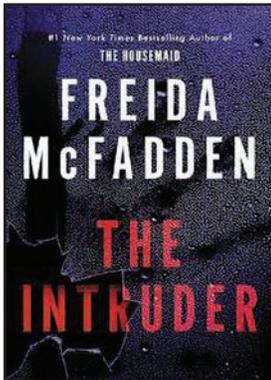
INCOME STATEMENT as of 9/30/2025

-----Current Month-----				-----Year to Date-----		
Actual	Budget	Better / (Worse)		Actual	Budget	Better / (Worse)
\$ 521,997	\$ 526,878	\$ (4,881)	CSF & Other HOA Revenues	\$ 4,825,384	\$ 4,781,898	\$ 43,485
23,840	29,800	(5,960)	HRF Revenue	265,040	268,200	(3,160)
172,911	156,091	(16,819)	General & Administrative Expenses	1,405,677	1,437,610	31,933
227,348	234,649	7,301	Services & Amenities Expenses	1,982,385	2,160,055	177,669
400,259	390,740	(9,518)	Total HOA Expenses (Excluding Depreciation)	3,388,062	3,597,665	209,603
145,578	165,937	(20,359)	HOA Net Income	1,702,362	1,452,433	249,928
219,918	223,942	(4,024)	Golf Revenues	2,667,320	2,723,536	(56,216)
335,462	301,108	(34,354)	Golf Expenses (Excluding Depreciation)	2,563,153	2,653,356	90,203
(115,544)	(77,166)	(38,379)	Golf Net Income (Loss)	104,168	70,181	33,987
222,130	217,389	4,741	Food & Beverage Revenue	2,421,038	2,342,385	78,654
278,626	240,827	(37,799)	Food & Beverage Expenses (Excluding Depreciation)	2,636,304	2,591,869	(44,435)
(56,495)	(23,438)	(33,058)	F&B Net Income (Loss)	(215,266)	(249,485)	34,219
(26,462)	65,334	(91,795)	Total Net Income (excluding Roads Expenses)	1,591,263	1,273,129	318,134
0	42,522	42,522	Roads Expenses	401,150	382,695	(18,455)
(26,462)	22,812	(49,274)	Total Net Income (excluding depreciation)	1,190,113	890,434	299,679
74,167	72,571	(1,597)	HOA Depreciation	660,158	653,135	(7,023)
54,330	59,497	5,167	Golf Depreciation	522,892	535,469	12,577
23,083	23,177	94	F&B Depreciation	208,128	208,590	462
151,580	155,244	3,664	Total Depreciation	1,391,177	1,397,194	6,017
72,252	21,071	51,181	Interest Income	274,910	189,638	85,273
23,174	5,833	(17,341)	Income Taxes	58,174	52,500	(5,674)
\$ (128,964)	\$(117,194)	\$ (11,769)	Total Net Income	\$ 15,672	\$ (369,622)	\$ 385,295

What's New at the Library?



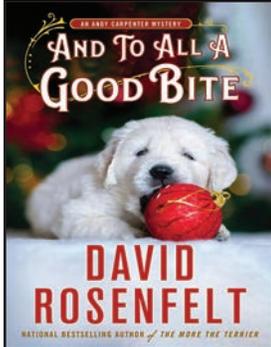
Margaret Betanzos



Freida McFadden is now publishing in hard cover so I have bought one. The latest title is **The Intruder**. As you might know, it will have twists that will give you pause.

Patricia Cornwell has written a new Kay Scarpetta thriller. Keep the lights on. The title is **Sharp Force**.

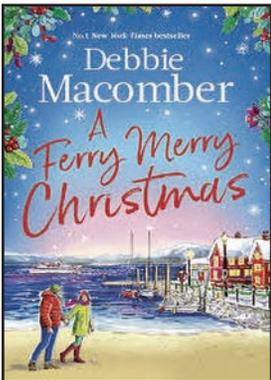
David Rosenfelt has written another Christmas mystery. We know that Andy isn't a big fan of Christmas except for football. Why do murders have to get in the way? The title is **And to All a Good Bite**.



Yes, we know that we are getting close to Christmas by the titles like **Sugar and Spite** – an Agatha Raisin Mystery by M.C. Beaton and R.W. Green.

And then there is **A Ferry Merry Christmas** by Debbie Macomber.

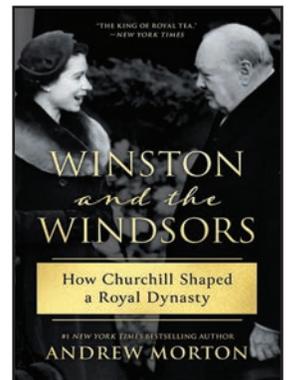
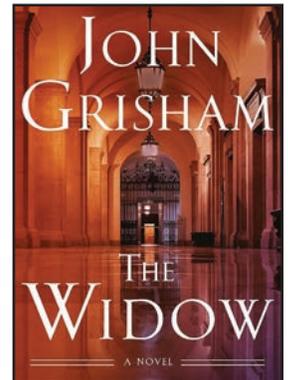
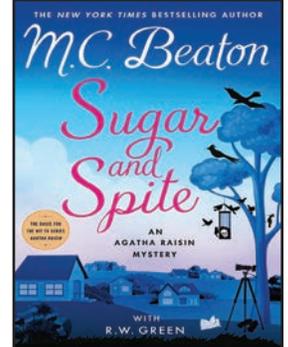
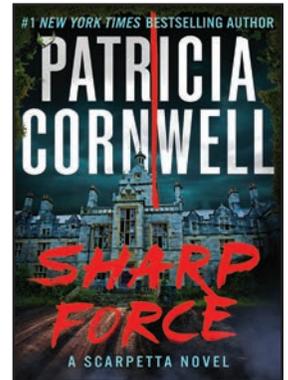
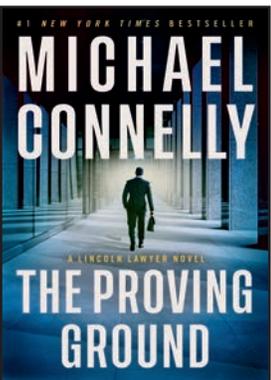
I will move away from Christmas stories and tell you about a new John Grisham “who done it?” Simon Latch is a small town lawyer who has been asked to handle a will for an elderly widow. Things are fine until they aren't – Simon is on trial for murder! The title of this thriller is **The Widow**.



As many of us know, there is nothing better than a good mystery – even this time of year and Michael Connelly is a good writer to deliver it – **The Proving Ground** is the latest Lincoln Lawyer installment. Artificial intelligence is directing young people in the wrong direction and Mickey Haller is taking on an AI company. You can't get much more contemporary than this as a subject.

There is a nonfiction book that might be of interest to many of you who are history buffs. **Winston and the Windsors – How Churchill Shaped a Royal Dynasty** is by Andrew Morton.

Please don't forget Friends of SaddleBrooke Libraries (FSL) which is the primary source of the money that we use to buy these wonderful books, as well as the Large Print books that are so loved by our patrons.



HAPPY HOLIDAYS!



The **ALC** wishes you a safe & festive holiday filled with **FOOD, FAMILY, AND FRIENDS.**



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.



FYI: The ALC is seeking members to begin January, 2026.



Scan to access
ALC Website

- You must be a current full-time resident of HOA1.
- You must be willing and availability to work/volunteer 4-8 hours a week.
- You must be willing to meet the 1st and 3rd Thursdays from 8-12 AM.
- You must be willing to enforce the ALC guidelines.
- You need basic computer skills with reliable internet service.
- You will need to be approved by the Board of Directors.

Applications are available at the Administration office and the website.

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

Dec 4th & Dec 18th
Jan 8th & Jan 15th

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

NEW YEAR'S EVE

\$100 per person inclusive of tax and gratuity

Tickets available at the SaddleBrooke One Administration Office

Please be prepared to make all menu choices at time of ticket purchase

Music by Retro Rockets

WELCOME

A Welcome Champagne Toast with Chef's Choice Passed Appetizers

AMUSE BOUCHE

Beluga Caviar and Crème Fraiche on a Potato Blini topped with Chives and garnished with Lemon and Micro Greens

CHOICE OF SOUP OR SALAD

Your choice of Lobster Bisque topped with Crème Fraiche and Chives

-OR-

Caesar Salad with House Made Garlic Croutons and Creamy Caesar Dressing with Garlic Butter Sautéed Rock Shrimp

CHOICE OF ENTRÉE

Pan Seared Center Cut Wagyu Filet Mignon with Béarnaise Sauce

Truffled Potato Purée and Oven Roasted Jumbo Asparagus

-OR-

Parmesan Crusted Chilean Sea Bass with a Champagne Cream Sauce

Saffron and Sweet Corn Risotto and Oven Roasted Jumbo Asparagus

-OR-

Crispy Maple Leaf Duck Breast with a Blackberry Cabernet Sauce

Creamy Pecorino Romano and Scallion Polenta and Oven Roasted Jumbo Asparagus

DESSERT

Dark Chocolate Pot De Crème with Chantilly Cream and Hazelnut Praline

with a Chocolate Dipped Strawberry

Stay for the Speakeasy

