

THE COMMUNICATOR

SaddleBrooke One

January 2026

Wiseye's Desert "Go Bag" Guide: Be Ready, Stay Safe

Greetings, Desert Dwellers! As your vigilant SaddleBrooke Firewise Wiseye, I keep my sharp eyes on your safety. Living in our beautiful desert means enjoying wide skies, warm sun, and unique wildlife—but it also means facing risks that can arrive suddenly. Wildfires, in particular, can move fast and leave little time to think.

One of the smartest steps you can take is preparing a "Go Bag." This ready-to-grab kit is your lifeline when emergencies strike, giving you confidence and peace of mind.



Water & Hydration

- At least one gallon per person per day for three days
- Portable bottles or hydration packs for mobility
- Electrolyte tablets to manage dehydration in heat and smoke

Food & Snacks

- Non-perishable, high-energy foods like granola bars, nuts, or dried fruit
- Ready-to-eat meals (MREs) for convenience
- Compact utensils and a can opener

Safety & First Aid

- First aid kit with bandages, antiseptics, tweezers, and pain relievers
- Dust masks to protect against wildfire smoke
- Gloves, sturdy shoes, and a flashlight with extra batteries

Communication & Navigation

- Fully charged phone with a portable charger
- Hard-copy emergency contact list
- Map of SaddleBrooke evacuation routes for your Unit

Personal Essentials

- IDs, insurance papers, and medical info in a waterproof pouch
- Prescription medications for at least three days
- Lightweight blanket or thermal emergency blanket
- Sunglasses, sunscreen, and a hat for desert sun

Pet Preparedness

- Three days of food and water for each pet
- Collapsible bowls for easy feeding
- Leashes, carriers, or crates for safe transport
- Medications, vaccination records, and a photo of your pet
- Comfort items like a favorite toy or blanket

Continued top of page 2



Extras That Help

- Small multi-tool or pocket knife
- Extra clothing layers for cold desert nights
- Cash in small bills (ATMs may be down)
- Whistle to signal for help



Wiseye's Tips

- Check twice yearly: Replace expired food, medications, and batteries
- Double stash: Keep one bag at home and another in your car
- Practice drills: Ensure everyone—including pets—knows where the bag is and how to grab it quickly.



Final Word

Wildfires don't wait, but you can be ready. A well-prepared "Go Bag" gives you a head start on safety, reduces stress, and ensures you have what you need when minutes matter. Think of it as your personal shield against uncertainty. By packing smart, checking regularly, and practicing with your family and pets, you'll be prepared to move swiftly and safely.

Stay alert, stay prepared, and let's keep our desert homes safe together. With your "Go Bag" ready, you'll have the confidence to face emergencies head-on—just like Wiseye, keeping watch from above.

WELCOME

Please help us welcome
our new SaddleBrooke One
homeowners

NAME	UNIT
Michael Treadaway & Lisa Jones	1
Don Carlos & Carrie Sutton	6
Opendoor Property Trust	11
Robert Gubler	16
James & Susan Lucas	21
Paul & Ronda Mitchell	11
Catherine Zreliak	6

GM COFFEE

Friday, January 16th
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

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



GOLF & GROUNDS SADDLEBROOKE ONE

SaddleBrooke One Golf: 2026 and Beyond

Mike Roddy, Director of Golf

A New Year means new goals for your SaddleBrooke One Golf Team. As a golf team, we will continue to strive for your golf operation to get better each and every day. We are working together to improve on the experience we provide for residents from the golf shop to the courses. This year we have plans in place to continue to improve your golf experience and be the choice for golf in the Brooke.

With no major project on the calendar in 2026, expect quite a few smaller things happening on the courses to maintain and improve the daily course conditions throughout the year. Bunker sand replacement will continue on all three (3) courses. The Maintenance Team has identified the worst performing bunkers and will begin to address them during the summer with approximately 325 tons of new bunker sand. The use of the Redexim Sandmaster will return in the summer of 2026. The goal of this machine initially is to improve transition in underperforming areas and then expand its use to all of the fairways on property. The golf staff will also be focused on all aspects of the golf course irrigation process, with the potential cost increases coming in the near future. We will be analyzing system performance, the costs savings of potential turf reduction, and expanded moisture monitoring to better position the community as the water situation adjusts going forward.

The golf experience at SaddleBrooke One encompasses many factors, one of which is Pace of Play. The time spent on a 9 or 18-hole round continues to be a key component of a positive playing experience. "Where Pace Matters" will continue to be a familiar phrase to SaddleBrooke One golfer's, as we look to make sure everyone is focused on a positive playing experience for not only yourself and your foursome, but all others we share the course with in 2026.

The entire Golf Team is excited for the New Year and we are confident we can continue to improve on the experience you expect. Thank you for your continued support and we look forward to seeing you around the courses soon.





FOOD & BEVERAGE SADDLEBROOKE ONE

Kelly's Korner

Kelly Evans, Food & Beverage Director

We want to say thank you for an amazing 2025. Thank you for celebrating our employees, not just at the end of the year, but always. They feel appreciated and love working here. We are very excited for the new year, the menus, events, and our new Club Software System, NorthStar, to roll out in May 2026. We are in the middle of preparation for that transition and Food & Beverage could not be more excited for the upgrade. We also have some exciting news to share...drumroll please...The RoadRunner Grill has won 3rd place for 2025 in the BusinessRate Top 3 of 2025 Awards, based on Google Reviews for our zip code. This award recognizes customer satisfaction, brand reputation, and service excellence. This is a big deal for our restaurant, within our private club, to have received such positive feedback to be ranked in the top 3 amongst restaurants advertising for public dining!

An update to the dining page of our website will be rolling out the first week of January as well! We believe this update will be an improvement visually with all information in one area, and far easier to navigate for our residents. Instead of clicking into multiple links, we will have hours, menus, monthly calendars, and event information all on the Dining page for you to scroll through. We recognize there was too many steps to navigate to information and believe this is a great improvement and a step closer to the website we hope to achieve when we make the switch to NorthStar for our Club Software System.

In January, Chef's Table makes a comeback with an exciting twist. Our 3-course dining menu on the second and fourth Wednesdays of the month will now be written by our line cook team in a fun competition we are calling, **Iron Chef's Table**. If you participated in our Iron Chef competition last year, we are bringing it back. Our kitchen team loves to express their creativity and we are asking them to challenge themselves even more this year by designing all three courses. Residents will book a reservation and like a normal Chef's Table that will be the only dinner offering that evening. You will rate the meal on flavor profile and presentation, and our winner with the most points by average at the end of the series will win the coveted title and Iron Chef SaddleBrooke Apron! The first week of January will have a delicious Mongolian BBQ Buffet with action stations in the dining room to waft delicious smells through the building and the third week of January we will have another Prime Rib Dinner event.

Happy New Year, SaddleBrooke!



IRON CHEF'S TABLE

January 14, 2026
Three Course Menu

First Course

Oven Roasted Portabella Mushroom Stuffed with Italian Breadcrumbs, Parmesan Cheese, Fresh Herbs, and Toasted Pecans

Entree

Ribeye Steak with a Red Wine Jus and Garlic Herb Compound Butter, Loaded Potato Gratin, and Oven Roasted Jersey Giant Asparagus

Dessert

Chocolate Mousse topped with Chantilly Cream, Chocolate Shavings, and Cinnamon Dust



\$39 plus tax and gratuity
Reservations Required
You will be asked to fill out a meal rating card for the competition.

MICHAEL MCGEE II

IRON CHEF'S TABLE

January 28, 2026
Three Course Menu

First Course

Baked Flatbread with Bacon, Arugula, Sliced Dates, Chevre Cheese, and a Honey Balsamic Reduction

Entree

Asiago and Almond Crusted Halibut with Lemon Beurre Blanc and Fried Capers, Creamy Parmesan Risotto, and Oven Roasted Broccolini

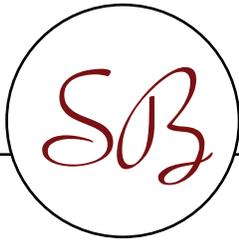
Dessert

Wild Berry Bread Pudding with Creme Anglaise and Blueberry Compote



\$39 plus tax and gratuity
Reservations Required
You will be asked to fill out a meal rating card for the competition.

TY MCGOWAN



FINANCIALS

BALANCE SHEET as of 10/31/2025

	Current Year	10/31/2024	12/31/2024 Final
ASSETS			
Cash, Cash Equivalents & CDs			
Operating Fund	\$ 1,496,272	\$ 3,154,361	\$ 4,966,157
Replacement Reserve Fund	4,847,792	4,043,659	3,925,492
Capital Improvement Fund	2,833,226	1,519,057	1,621,149
Total Cash	9,177,289	8,717,077	10,512,798
Accounts Receivable, Net	770,952	684,074	1,261,407
Inventory & Prepaids	389,731	419,739	585,598
Property & Equipment, Net	18,809,210	19,532,006	19,381,423
Operating Lease Assets	668,005	592,398	668,005
Total Assets	\$ 29,815,187	\$ 29,945,295	\$ 32,409,231
LIABILITIES & MEMBERS' EQUITY			
Accounts Payable & Accrued Expenses	\$ 348,325	\$ 479,521	\$ 685,380
Deferred Revenue	1,764,473	1,685,438	3,875,356
Operating Lease Liabilities	651,816	582,798	651,816
Total Liabilities	2,764,614	2,747,758	5,212,551
Undesignated Members' Equity	19,515,663	22,156,234	22,172,310
Designated for Capital Reserves	7,681,017	5,562,716	5,546,641
Current Operations	(146,107)	(521,413)	(522,271)
Total Members' Equity	27,050,573	27,197,537	27,196,680
Total Liabilities & Members' Equity	\$ 29,815,187	\$ 29,945,295	\$ 32,409,231

Capital & Reserve Funds As of 10/31/2025

	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	143,958	75,504	219,463
Capital Expenditures - Operations & Amenities	(928,544)	(105,863)	(1,034,407)
Capital Expenditures - Golf	(302,275)	-	(302,275)
Capital Expenditures - F&B	(33,439)	(8,565)	(42,004)
Ending Balance - 10/31/2025	\$ 4,847,792	\$ 2,833,226	\$ 7,681,017

INCOME STATEMENT as of 10/31/2025

Current Month				Year to Date		
Actual	Budget	Better / (Worse)		Actual	Budget	Better / (Worse)
\$ 524,315	\$ 536,878	\$ (12,562)	CSF & Other HOA Revenues	\$ 5,349,699	\$ 5,318,776	\$ 30,923
32,780	29,800	2,980	HRF Revenue	297,820	298,000	(180)
167,036	157,091	(9,945)	General & Administrative Expenses	1,572,713	1,594,702	21,988
280,480	234,649	(45,831)	Services & Amenities Expenses	2,262,865	2,394,704	131,839
447,516	391,741	(55,776)	Total HOA Expenses (Excluding Depreciation)	3,835,578	3,989,406	153,827
109,579	174,937	(65,358)	HOA Net Income	1,811,941	1,627,370	184,570
221,426	229,104	(7,678)	Golf Revenues	2,888,746	2,952,640	(63,894)
264,948	250,788	(14,160)	Golf Expenses (Excluding Depreciation)	2,828,100	2,904,144	76,043
(43,522)	(21,684)	(21,837)	Golf Net Income (Loss)	60,646	48,496	12,150
212,580	202,534	10,046	Food & Beverage Revenue	2,633,618	2,544,918	88,699
273,558	225,516	(48,042)	Food & Beverage Expenses (Excluding Depreciation)	2,909,862	2,817,385	(92,477)
(60,978)	(22,982)	(37,996)	F&B Net Income (Loss)	(276,244)	(272,466)	(3,778)
5,079	130,271	(125,192)	Total Net Income (excluding Roads Expenses)	1,596,343	1,403,400	192,942
41,755	42,522	766	Roads Expenses	442,905	425,217	(17,688)
(36,676)	87,749	(124,425)	Total Net Income (excluding depreciation)	1,153,438	978,184	175,254
75,183	72,571	(2,613)	HOA Depreciation	735,341	725,705	(9,635)
54,242	59,497	5,254	Golf Depreciation	577,135	594,966	17,831
22,997	23,177	179	F&B Depreciation	231,125	231,767	642
152,423	155,244	2,821	Total Depreciation	1,543,601	1,552,438	8,838
27,320	21,071	6,249	Interest Income	302,230	210,708	91,522
-	5,833	5,833	Income Taxes	58,174	58,333	159
\$ (161,779)	\$ (52,257)	\$ (109,522)	Total Net Income	\$ (146,107)	\$ (421,879)	\$ 275,773



FINANCIALS

BALANCE SHEET as of 11/30/2025

	Current Year	11/30/2024	12/31/2024 Final
ASSETS			
Cash, Cash Equivalents & CDs			
Operating Fund	\$ 1,600,763	\$ 3,063,457	\$ 4,966,157
Replacement Reserve Fund	4,777,410	3,914,736	3,925,492
Capital Improvement Fund	2,840,482	1,494,703	1,621,149
Total Cash	<u>9,218,654</u>	<u>8,472,896</u>	<u>10,512,798</u>
Accounts Receivable, Net	3,836,499	3,721,464	1,261,407
Inventory & Prepaids	372,528	403,940	585,598
Property & Equipment, Net	18,734,431	19,488,429	19,381,423
Operating Lease Assets	668,005	592,398	668,005
Total Assets	<u>\$ 32,830,118</u>	<u>\$ 32,679,127</u>	<u>\$ 32,409,231</u>
LIABILITIES & MEMBERS' EQUITY			
Accounts Payable & Accrued Expenses	\$ 478,740	\$ 471,414	\$ 685,380
Deferred Revenue	4,564,104	4,391,296	3,875,356
Operating Lease Liabilities	651,816	582,798	651,816
Total Liabilities	<u>5,694,660</u>	<u>5,445,508</u>	<u>5,212,551</u>
Undesignated Members' Equity	19,578,789	22,309,511	22,172,310
Designated for Capital Reserves	7,617,891	5,409,439	5,546,641
Current Operations	(61,222)	(485,332)	(522,271)
Total Members' Equity	<u>27,135,458</u>	<u>27,233,619</u>	<u>27,196,680</u>
Total Liabilities & Members' Equity	<u>\$ 32,830,118</u>	<u>\$ 32,679,127</u>	<u>\$ 32,409,231</u>

Capital & Reserve Funds As of 11/30/2025

	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	159,014	82,761	241,775
Capital Expenditures - Operations & Amenities	(934,338)	(105,863)	(1,040,201)
Capital Expenditures - Golf	(366,910)	-	(366,910)
Capital Expenditures - F&B	(48,448)	(8,565)	(57,013)
Ending Balance - 11/30/2025	<u>\$ 4,777,410</u>	<u>\$ 2,840,482</u>	<u>\$ 7,617,891</u>

INCOME STATEMENT as of 11/30/2025

-----Current Month-----				-----Year to Date-----		
Actual	Budget	Better / (Worse)		Actual	Budget	Better / (Worse)
\$ 538,011	\$ 536,878	\$ 1,133	CSF & Other HOA Revenues	\$ 5,903,430	\$ 5,855,653	\$ 47,777
29,800	29,800	-	HRF Revenue	327,620	327,800	(180)
171,881	157,091	(14,790)	General & Administrative Expenses	1,744,594	1,751,793	7,199
227,376	234,649	7,273	Services & Amenities Expenses	2,490,241	2,629,353	139,112
399,257	391,741	(7,517)	Total HOA Expenses (Excluding Depreciation)	4,234,836	4,381,146	146,311
168,553	174,937	(6,383)	HOA Net Income	1,996,215	1,802,307	193,907
328,962	372,584	(43,622)	Golf Revenues	3,217,708	3,325,224	(107,516)
263,148	254,689	(8,459)	Golf Expenses (Excluding Depreciation)	3,091,248	3,158,833	67,584
65,814	117,895	(52,081)	Golf Net Income (Loss)	126,460	166,391	(39,931)
319,068	288,241	30,827	Food & Beverage Revenue	2,952,685	2,833,159	119,526
341,602	312,407	(29,195)	Food & Beverage Expenses (Excluding Depreciation)	3,251,464	3,129,792	(121,672)
(22,535)	(24,166)	1,631	F&B Net Income (Loss)	(298,779)	(296,632)	(2,146)
211,833	268,666	(56,833)	Total Net Income (excluding Roads Expenses)	1,823,896	1,672,066	151,830
0	42,522	42,522	Roads Expenses	442,905	467,738	24,833
211,833	226,144	(14,311)	Total Net Income (excluding depreciation)	1,380,991	1,204,328	176,663
74,943	72,571	(2,373)	HOA Depreciation	810,284	798,276	(12,008)
54,658	59,497	4,839	Golf Depreciation	631,792	654,463	22,670
23,200	23,177	(24)	F&B Depreciation	254,325	254,943	618
152,801	155,244	2,443	Total Depreciation	1,696,402	1,707,682	11,280
25,853	21,071	4,782	Interest Income	312,363	231,779	80,584
-	5,833	5,833	Income Taxes	58,174	64,167	5,993
\$ 84,885	\$ 86,138	\$ (1,253)	Total Net Income	\$ (61,222)	\$ (335,741)	\$ 274,519

2026 Service Schedule



Residential Collection		Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Thursday, Jan. 1 st	New Years Day				No Service	Thursday Service	Friday Service
Monday, Jan. 19 th	Martin Luther King Day	No Service	Monday Service	Tuesday Service	Wednesday Service	Thursday Service	Friday Service
Monday, Feb. 16 th	Presidents Day	Service Day not Affected					
Tuesday, May 5 th	Cinco de Mayo	Service Day not Affected					
Monday, May 25 th	Memorial Day	No Service	Monday Service	Tuesday Service	Wednesday Service	Thursday Service	Friday Service
Friday, July 3 rd	Independence Day	Monday Service	Tuesday Service	Wednesday Service	Thursday Service	No Service	Friday Service
Monday, Sept. 7 th	Labor Day	No Service	Monday Service	Tuesday Service	Wednesday Service	Thursday Service	Friday Service
Monday, Oct. 12 th	Columbus Day	Service Day not Affected					
Thursday Oct. 31 st	Halloween	Service Day not Affected					
Wednesday, Nov. 11 th	Veterans Day	Service Day not Affected					
Thursday, Nov. 26 th	Thanksgiving Day	Monday Service	Tuesday Service	Wednesday Service	No Service	Thursday Service	Friday Service
Friday, Dec. 25 th	Christmas Day	Monday Service	Tuesday Service	Wednesday Service	Thursday Service	No Service	Friday Service

SERVICE GUIDELINES

- Both trash and recycling are collected weekly.
- To confirm your collection day, go to wm.com, open the Schedule & ETA link at the top and enter your home address.
- Place your WM recycling and trash carts at the curb by 6 a.m. -- wheels facing the curb.
- Place carts at least 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. Break down cardboard boxes.
- Do not leave any materials next to or on top of your cart. Excess materials will not be collected.

HOLIDAY WEEK REMINDER

- If your service day falls on or after a holiday being observed by your local WM collection team, your service that week MIGHT be delayed by one day. Regular service resumes the following week.
- The week prior to each holiday customers can confirm their holiday week schedule at wm.com. No login needed - open the Schedule & ETA link at the top and enter your home address to confirm.



WEATHER ALERTS

- Check wm.com/us/en/mywm/notifications

2025 SaddleBrooke Christmas Golf Cart Parade

Peter Giljohann & Pat Carney, SaddleBrooke Residents

The 13th annual SaddleBrooke Christmas Golf Cart parade took place on Monday, December 15th and was a great success.

The weather cooperated and there were many, many folks who came to look at the decorated golf carts at the RoadRunner Grill and HOA1 Driving Range before the parade started. As the parade got underway, big crowds of residents watched along the golf course and roads and cheered as the lighted Golf Carts went by.

The parade route was shortened this year and started off on the golf cart path of the SaddleBrooke Golf Course. It went by the beautiful homes on the pond near the intersection of SaddleBrooke and Ridgeview Blvd before going up Ridgeview to the Catalina Golf Shack and beyond. There was a spectacular finish as the lighted Golf Carts came down Howlands Highway to finish at the RoadRunner Grill.

This year with so many carts and homes decorated, there were awards for the top three in both categories. A few years ago the parade committee decided to spread the JOY around to award different residents as winners each year.

To stage a parade like this takes a lot of work and many folks who volunteer to help. Obviously the toughest jobs is to pick the best Decorated Carts and Homes.

This year a big thanks to Pat Carney, Gwen Sherwood and Lexi Phillips for serving on the committee choosing the best Decorated Homes and Golf Carts.

Many thanks once again to Colleen Halverson and Cathy Cowley who provided us with great Christmas Music on their accordions before the parade.

Thank You to our parking and traffic control people, Dale Boschke, Ric Nicholson, Jim and Carol Dolian, Paul Belanger and his daughter Amber, Dotti McKee, Jim Shupe and Brent Carlson, and the HOA1 SaddleBrooke Patrol.

A big thank you to the entire HOA1 Roadrunner staff. They did a great job putting in extra hours to serve participants and spectators before and after the parade.

John Carney led the Parade once again this year and mapped the new parade route and worked on it for many months.

Also a thank you to Brianna Reed, HOA1's new website administrator, who took pictures and is posting them on the HOA1 website.

SaddleBrooke residents once again stepped it up and there were many amazingly decorated golf carts and we had ten finalists.

- The 2025 Best Decorated Cart was the cart of Brian Lanier and Laura Gilliam. It was decorated as a snow scene with a toboggan run down a hill.
- 2nd place went to Janet and Dennis Williams for the outfits and cart decorated as the Wise Women following yonder Star.
- 3rd place was the cart of Janet Singler who had a Dr. Seuss Christmas Theme.
- The 2025 winner of the Best Decorated Home was Bill and Jan Graf of 65505 E Canyon Dr.
- 2nd place went to Bill and Kathy Behan at 36578 S Rock Crest Dr.
- 3rd place was the home of Margie Vanderworp at 62714 Mesa Crest Ct.

Both the best decorated Golf Cart and Home winners received a trophy and a special lighted Christmas Village with a golf cart theme from the Battery Guy of Tucson and Kartz Fore Kidz. The second and third place winners received a special Decorated Golf Cart Medal.

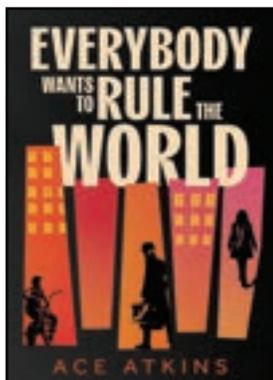
Once again, thanks to all who participated and helped in this year's parade.

What's New at the Library?



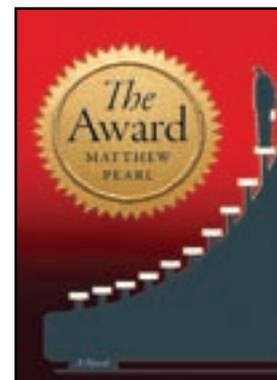
Margaret Betanzos

Happy New Year everyone! Welcome to 2026!



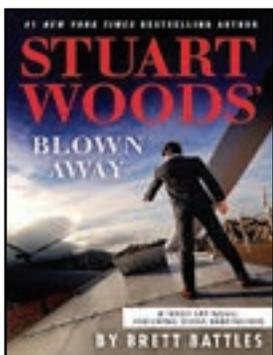
As is usual this time of year, there are not a lot of new books published. That, of course, doesn't mean that there is nothing to read.

First off, there is a rollicking book by Ace Atkins - **Everybody Wants to Rule the World**. The year is 1985 - and fourteen-year-old Peter is sure that his mom's new boyfriend is a Russian spy. And why not? Mom works for Scientific Atlanta - a lab with big government contract? Doesn't that make sense?



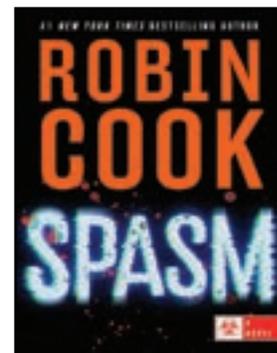
Literary ambition seems to be (or can be) ruthless. You will find out just how ruthless in the latest novel by Matthew Pearl. The title is **The Award**.

The next title is Stuart Wood's **Blown Away** by Brett Battles. The main character is Teddy Fay and if you have read any of these books, you will know that action is what you will find between these pages.



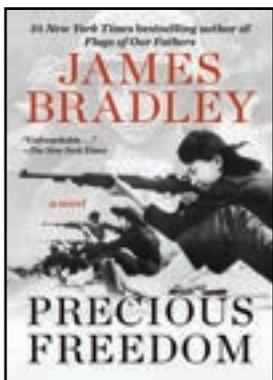
I imagine that if a medical thriller is just up your alley, then Robin Cook is the author for you. Chief Medical Examiner Laurie Montgomery, takes a break from her duties and with her husband, Jack, goes to visit an old school friend in the Adirondack Mountains. Something strange is happening there. The title is **Spasm**.

Is anyone interested in looking into why and how the US was defeated in Vietnam? If so, **Precious Freedom** by James Bradley is for you. This is a novel.



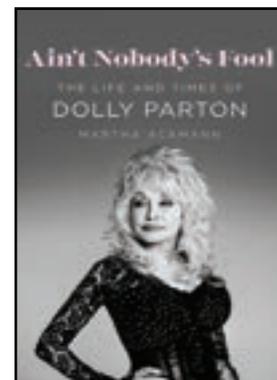
There is a nonfiction book that will interest several of you - **Ain't Nobody's Fool - The Life and Times of Dolly Parton** by Martha Ackmann. Like, I imagine, a great many entertainers it takes a lot of work to get to the top of field. Perseverance is the password.

As you know, there are a great many books in our library just waiting for you to take them out. We are waiting to help you find just the right one!



Speaking of helping, that is exactly what FSL - Friends of SaddleBrooke Libraries - does by giving the libraries grants each quarter so that they can buy the books that are on the shelves just waiting for you! If you are already a member, have you renewed for 2026? If you haven't, please get going! If you haven't joined yet, please pick up an application in the library!

Until next month - Happy Reading!





Is your home starting to look tired, dated or worn around the edges? The new year is the perfect time to elevate the appeal of your home's exterior and landscape in keeping with our Sonoran-desert style and environment. Projects that refresh your house not only boost your home's curb appeal but can also improve its long-term value and appearance.

Most exterior projects need an ALC Permit. Minor repairs or adjustments do not require approval. Be sure to **call the ALC information Line (below) to check before starting.**

ITEMS THAT <u>DO NOT</u> REQUIRE A PERMIT	ITEMS THAT REQUIRE AN ALC PERMIT
<ul style="list-style-type: none"> Minor exterior repairs Touch up paint of trim or stucco Repair of roof underlayment/facia Removal of small shrubs/plants Replacement of one or two damaged windows 	<ul style="list-style-type: none"> Repainting of more than on wall/stucco Replacement of roof tiles Planting of new trees or shrubs Replacement of all windows Structural changes to the home (may require a Pinal County permit)



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 web site.

The **ONLINE EXTERIOR PAINT PROCESS** is easy. Go to the web site (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
Jan 8th & Jan 22nd
Feb 5th & 19th

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

Thank you

**Dear SaddleBrooke Residents,
Thank you for your contributions
to the 2025 Employee
Appreciation Fund and for our
25th Annual Holiday Party.**

**Your generosity overwhelmed us
once again this year. It is truly
our pleasure to work in such a
wonderful place.**

**We also want to send a special
thank you to all the resident
volunteers who helped make the
event a success, especially Gan &
Pat Avery and Opal & Tom
Larkin.**

**Sincerely, The Entire Staff of
SaddleBrooke One**

