



SaddleBrooke TWO

COMMON AREA LEVEL 5 RELOOK

SEPT 14, 2023

COMMON AREA LEVEL 5 MAINTENANCE AGENDA SEPTEMBER 14, 2023

- Introduction – Dan Linegar, Board President
- Review and current status of Common Area Level 5 Maintenance – Walter Yazzie, Gen Manager
- Review of Common Area maintenance, Federal/State/County sources – Common Area Task Force
- Questions/Comments

An aerial photograph of a resort complex, featuring a large, irregularly shaped swimming pool with a blue tint, surrounded by buildings, walkways, and greenery. The image is overlaid with a semi-transparent teal filter.

COMMON AREA
MAINTENANCE
LEVEL 5
CHALLENGE

COMMON AREA LEVEL 5 MAINTENANCE HOA STAFF PROGRESS

2019 Many residents complain to the board that common areas are not being taken care of and views have been lost.

2019 -2020 Common Area Task Force

2021 Common Area Policy and Map with levels

2022 Built the 2023 Budget with funding for CA level 5 operations

First week of June 2023 Started Level 5 operations

End of June 2023 Halted Level 5 operations to reevaluate comments from the residents

MAINTENANCE LEVEL MAP WITH DETAILS

SADDLEBROOKE TWO LANDSCAPE MAINTENANCE LEVEL MAP

LEVEL 1

The areas around each Mountain View clubhouse complex (includes the Mesquite Grill & Pool area, Administrative Building, Arts & Crafts Building, parking lots and the areas around the Tennis Courts), The Preserve Clubhouse complex (pool, parking lots and the areas around the tennis courts), pool the Desert View Theater Complex (includes the pool, parking lot and area around the tennis courts), areas along Saddlebrooke Blvd, Mountain View Blvd, Club House Drive and Catalina Hills Drive and the Gravel and/or Concrete walking trails that are adjacent to Level 1 areas. Also HOA2 property along Lago Del Oro and Edwin Road from the common walls to right of way is within the Level 1 area.

LEVEL 2

All drainage structures to include detention/retention ponds, culverts, catch basins, concrete/rock swales, drainage control valves and gates, Storm drain inlets and outlets and underground storm drains.

LEVEL 3

The areas along/adjacent to each of the residential streets within HOA2

LEVEL 4

Five foot (5') strip of area behind the Common Area walls behind or beside residential structures that are not already included in the Level 1 or 3 areas

LEVEL 5

Areas that are: (1) Beyond the five foot (5') CA strip behind one residential CA wall so the five foot (5') CA strip behind the opposite residential CA wall. (2) Beyond the five foot (5') CA Strip behind Golf Course residential lots to the Golf Course cart path or nominal fairway boundary as defined on the HOA2 map.

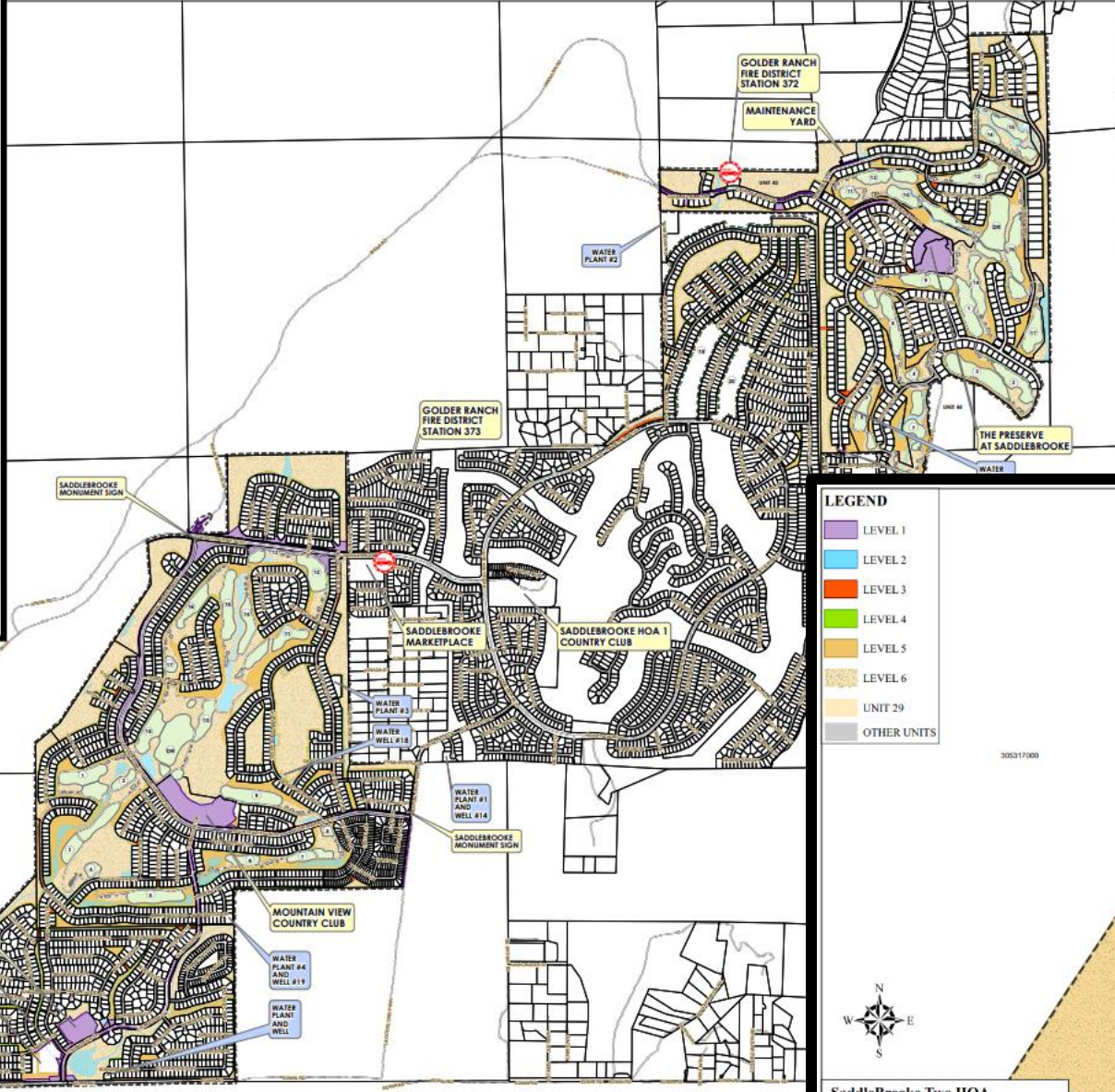
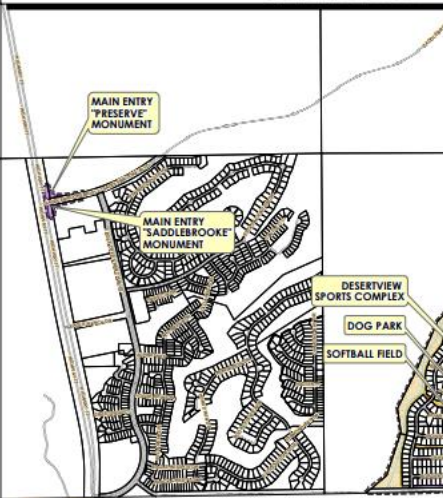
LEVEL 6

Areas that are: (1) In general those open areas that are bordered by the HOA2 exterior property lines and beyond the Level 4 CA maintained strip of area behind the HOA2 perimeter Common Area walls. (2) Specific areas on the Mountainview and Preserve golf courses and within the residential area of HOA2 are so designated and shown on the HOA2 map as Level 6 because they cannot be otherwise practically maintained. (3) All other areas not represented by structures, roads or color coded and not associated with the golf course fairways, tee boxes, sand traps, putting greens, driving ranges, chipping green or other golf practice areas and water features/drainage are Native Area.

Saddlebrooke TWO Boundary

Lot / Parcel Line

Scale: 1" = 100' (Horizontal) 1" = 20' (Vertical)

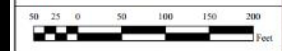


LEGEND

- LEVEL 1
- LEVEL 2
- LEVEL 3
- LEVEL 4
- LEVEL 5
- LEVEL 6
- UNIT 29
- OTHER UNITS



SaddleBrooke Two HOA
Unit 29 - Area A



2022 EXAMPLE OF LEVEL 5



LEVEL 5 EXECUTION METHODS

LEVEL 5 IS ABOUT **124 ACRES**
OR ABOUT **7%** OF SADDLEBROOKE HOA2

40%



60%



EAST SIDE OF MV HOLE 3



PICTURE FROM MV HOLE 1-2




SOUTH OF MV HOLE 2



SOUTH END OF HOLE 3





HOW DO WE
MOVE
FORWARD

MOVING FORWARD

- Listen to inputs from the residents
 - Each resident has their own opinion/wishes
 - Waterways and washes
 - Endangered species
 - Endangered plants
 - Permits required
- Are we breaking the law
- Review federal, state, and county guidance
- Many experts, many opinions
- Adjust procedures according to gathered information



COMMON AREA
TASK FORCE
REVIEW &
RECOMMENDATION

QUESTIONS/COMMENTS

State your name, lot and unit

2 minute limit at the microphone

Link for Comments through Sept 22, 2023

<https://sbhoa2.org/cam-townhall>




SaddleBrooke TWO
SADDLEBROOKE HOMEOWNERS' ASSOCIATION #2

