

THE COMMUNICATOR

SaddleBrooke One

November 2025

BOARD OF DIRECTORS ELECTION ISSUE

Meet Your Candidates



**STEVE
BELLACQUA**



**MARTY
O'SHEA**



**TOM
SWIKOSKI**



**ANDY
TIMOTHY**

BOARD OF DIRECTORS ELECTION

Vote no later than Friday, November 21st - 4:00pm

**Candidate Profiles/Platforms are shown on
pages 2-9 in alphabetical order**

2025 Election – 2026 SaddleBrooke One Board of Directors

☀ Platform Summary - Steve Bellacqua ☀

Platform Summary:

Keep SB One financially strong, affordable & safe

Balance progress with respect for our history

Support our management with guidance – not micromanagement

Encourage constructive dialogue bringing consensus and counterpoint to Board decision-making

Commit to building a welcoming, respectful & inclusive community environment

Priorities & Goals for the SaddleBrooke One Board of Directors in 2026:

To ensure that construction of the new Creative Arts & Wellness Center is completed on time and on budget

To begin the process of developing a Longe Term Facilities Master Plan

To explore implementation of water conservation methods and support the adoption of the Firewise System

To foster programs that will encourage volunteerism

Reasons Why Residents Should Vote for Me:

Since 2018 I have been a dedicated volunteer. I have served the SaddleBrooke One community as a Unit Social Chairman, a member of the Finance Committee, Chairman of the Election Committee and for the past 3 years as an officer on the Board of Directors.

My 50 years in the Financial Services Industry as an Advisor, Instructor, and Business Owner will continue to serve our community well.

Both my professional & military background required me to be a detail oriented, well organized person; responsible for my decisions. As a Voting Board Member, I have and will continue to bring those qualities to the decisions that I make which affect the quality of life of all SaddleBrooke residents.

2025 Election – 2026 SaddleBrooke One Board of Directors

☀ Candidate Profile - Marty O'Shea ☀

Name: Marty O'Shea		Unit #: 8A
e-Mail Address: martyoshea50@gmail.com	SaddleBrooke One resident since: 2013	Phone #: 520-904-5571

Educational / Professional Background:

- Bachelor of Science in Accounting, University of Arizona 1972
- Master of Science in Financial Planning, College for Financial Planning 2004
- Certified Public Accountant, Arizona (1976) and New York (1978)
- Certified Financial Planner 1998
- Continuing Professional Education (CPE) - 1976 to Present



- Tanque Verde Unified School District - Associate Superintendent/ Business Manager 2001-2014
- DM Federal Credit Union - Sr. Vice President, Finance 1999-2001
- Pima County Finance Department - Manager, Financial Control & Reporting 1990-1999
- Tucson Realty & Trust Co. - Sr. Vice President, Finance 1985-1990 (full-time) and 1990-1995 (part-time). Also served as a member of the Board of Directors for 8 years.
- Peat, Marwick, Mitchell & Co. CPA's - Audit Manager 1982-1985
- Tucson Sand & Soil Inc. - Director of Finance 1979-1982
- Putterman Rush & Shapiro CPA's - Audit Senior 1976-1979
- State of Arizona Auditor General's Office - Audit Senior 1974-1976
- Lockheed Electronics Co. - Staff Accountant 1972-1974

Community Service:

- SB One - * Governing Board Member 2018 - Present (including positions of Board Treasurer 2018-2022, Board Vice President 2023, Ex-Officio Board Member Emeritus 2024-2025)
 - * Finance Committee 2014-2017 (Chairman 2015-2017); Board Liaison 2018-2022
 - * Investment Committee 2016-2017; Board Liaison 2018-2022
 - * 401(k) Committee Board Liaison 2018-2022
 - * Long Range Planning Committee 2015
 - * Governing Board Recruitment Committee 2015
- Catalina Foothills Church Deacon (2009-2011)
- Prior involvement with United Way, Boy Scouts of America, Knights of Columbus, St. Patrick's Day Parade Committee, Rotary Club, Gospel Rescue Mission

2025 Election – 2026 SaddleBrooke One Board of Directors

☀ Platform Summary - Marty O'Shea ☀

Platform Summary:

- Continue to maintain a strong financial position for the Association
- Allocate resources strategically to meet members' needs
- Promote SB One as an active retirement resort community with a high-quality lifestyle
- Long-term renewal of Reciprocal Use Agreement with SB#2

Priorities & Goals for the SaddleBrooke One Board of Directors in 2026:

- Continue to adequately fund the Reserves
- Maintain compliance with all governing documents
- Promote strong working relationships with Board members, Committees, and Management
- Emphasis on safety and security for all members of our community

Reasons Why Residents Should Vote for Me:

- My wife, Donna, and I really enjoy living in SB One, and I want to continue to give back to our community through my volunteer service as a Board member.
- I have really enjoyed my 8 years of Board service to our community, and I desire to continue to serve our community as a Board member for the 3-year term 2026-2028.
- My education and strong work experience in finance and accounting, along with my previous SB One historical knowledge/experiences, will be very beneficial to the Board and the HOA.
- I was a member of a corporate Board of Directors for 8 years. Also, I have worked closely with the Tanque Verde Unified School District Governing Board for 13 years. These experiences have served me well as a Board member.

2025 Election – 2026 SaddleBrooke One Board of Directors

☀ Candidate Profile - Thomas M Swikoski ☀

Name: Thomas M Swikoski		Unit #: 2
e-Mail Address: tswikoski@gmail.com	SaddleBrooke One resident since: 2014	Phone #: 520.989.4123

Educational / Professional Background:

- BBA Eastern Michigan University, Ypsilanti, MI
- Completed classes in Master of Taxation Program, Walsh College, Troy, MI
- Certified Public Accountant, Michigan
- Continuing Education CPA, Michigan



- Chief Financial Officer, Tucson: Manufacturing Corp owned by Venture Capital Company
- Corporate Controller, Oxnard, CA: Printing, Mailing, Data, and Marketing Company, privately owned
- Corporate Controller, Ft Meyers, FL: National company providing integrated database marketing information solutions, data solutions, data modeling, and database management, owned by private equity
- Certified Public Accountant, Michigan: specializing in audit and tax work

Community Service:

- HOA1 Board of Director President 2025
- HOA1 Board of Director Vice President 2024
- HOA1 Board of Director 2023
- Chairperson Finance Committee (SaddleBrooke)
- Co-Chair Finance Committee (SaddleBrooke)
- President of SaddleBrooke Men's Golf Association
- Vice President SaddleBrooke Men's Golf Association
- Handicap Chairperson SaddleBrooke Men's Golf Association
- SaddleBrooke golf course hole #2 volunteer
- Unit 2 representative

2025 Election – 2026 SaddleBrooke One Board of Directors

☀ Platform Summary - Thomas M Swikoski ☀

Platform Summary:

- Maintaining financial strength to ensure long-term stability for our HOA
- Delivering valued amenities in a cost effective and resident focused manner
- Listening and responding to resident concerns promptly and respectfully
- Fostering teamwork and transparency in all Board actions and decisions
- Providing clear guidance to management and holding them accountable for operational excellence

Priorities & Goals for the SaddleBrooke One Board of Directors in 2026:

- Oversee the CAWC building project to ensure timely completion within budget
- Continue to monitor the condition of HOA assets and ensure the Replacement Reserve Fund is adequate
- Align Board initiatives with resident priorities through ongoing engagement and feedback
- Ensure that our major revenue generating amenities, Golf and F&B, are maximizing revenue and minimizing expenses while still meeting the residents' expectations of quality
- Maintain our excellent and effective working relationship between the Board and Management
- Strive to improve the relationship with HOA2 at Board, Management, and Committee level for the betterment of all SaddleBrooke

Reasons Why Residents Should Vote for Me:

- Member of the HOA1 Board for the last three years (one year as Vice President and the last year as President) helping to make our community what it is, a great place we call home.
- Experience and knowledge to be an effective Board member due to my CPA, CFO, and Controller background.
- Serving on the SaddleBrooke Finance Committee for 4 years (2 as chair and 1 as co-chair) has provided me with the experience and knowledge to implement effective HOA policies and procedures, always putting residents' interest first.
- I pledge to you that before casting a vote as a Board member, I will be prepared, I will have thoroughly reviewed all related matters, communicated with appropriate committees, discussed with management, and obtained feedback from residents.
- As a Board member, my vote will always be based on what is best for all SaddleBrooke, not just one group or faction.

2025 Election – 2026 SaddleBrooke One Board of Directors

☀ Candidate Profile - Andrew Timothy ☀

Name: Andrew Timothy		Unit #: 21
e-Mail Address: andy.timothy@yahoo.com	SaddleBrooke One resident since: 2020	Phone #: 916-742-0943

Educational / Professional Background:

- Bachelor of Science, Criminal Justice
California State University, Sacramento

- InBev USA 1987-2007
District Manager, Northern California 1987-1998
Regional Manager, Northern California / Nevada 1998-2004
National Accounts, 2004-2007

- Heineken USA 2007-2016
National Accounts, Head of Casino and Airline Channels



Community Service:

- Member of SaddleBrooke Rules Compliance & Covenants Committee (2022-Present)

- Chair, SaddleBrooke Golf Committee (2023-Present)

2025 Election – 2026 SaddleBrooke One Board of Directors Platform Summary - Andrew Timothy

Platform Summary:

Prioritize Community Security

As our community evolves and nearby areas grow, ensuring the safety and security of our residents remains my top priority. I will work to implement proactive measures to ensure that our community stays safe and secure.

Strengthen our HOA's Financial Health

A financially strong HOA is essential for maintaining and improving our community. I will focus on the budget process and smart investments in community amenities to ensure that we are spending wisely.

Listen to Residents, Act on Their Needs

I am committed to understanding the concerns and needs of our residents. By creating open lines of communication and actively listening, I will work to make sure your feedback is not only heard but acted upon, ensuring that our HOA reflects the wishes of those who live here.

Priorities & Goals for the SaddleBrooke One Board of Directors in 2026:

Pursue Full Gating of Our Community

The idea of gating our entire community has been discussed by the Board for several years. As a Director, I will advocate for moving this project forward. It's time to assess the feasibility, gather resident input, and take concrete steps toward implementation—let's get it done.

Conduct a Comprehensive Resident Survey in 2026

It is time for a detailed community-wide survey to be conducted in 2026. This will give every resident a voice on important issues and provide the Board with insight into the priorities and preferences of our community. The Board can utilize this information to guide their decisions.

Review and Clarify Patrol Team Responsibilities

The Board needs to review the rules and responsibilities of our community Patrol Team. If updates are needed, then changes should be instituted. Most importantly, these policies need to be clearly communicated to all residents.

Reasons Why Residents Should Vote for Me:

Over the past four years, I have served on both the Rules Compliance & Covenants Committee and the Golf Committee, consistently advocating for decisions that benefit the entire community—not just specific interest groups. I pledge to do the same as a member of the Board of Directors.

Professionally, I have successfully built, managed, and led teams throughout my business career. These skills—collaboration, strategic thinking, and accountability—are directly applicable to effective HOA leadership.

If elected, I will treat the upcoming 2026 Resident Survey as a guiding document. Your voices should shape Board decisions, and I will use that feedback as a clear road map for future priorities and actions.

We have an opportunity to again THANK our wonderful employees!

Gan Avery, Resident Volunteer

Shortly after SaddleBrooke One transitioned to resident ownership from Robson, a group of volunteers launched what has become an annual tradition of extending our appreciation to all of the employees who truly make this a great place to live. The physical location and attractive amenities obviously provided the appeal that brought most of us to SaddleBrooke, but the employees take it all to the next level. Without them, we'd probably get by, but the group we have seems to enhance the value of just about every aspect of the community. Since 2001, SaddleBrooke One residents have generously contributed to an Employee Appreciation Fund that is then distributed to all employees as a financial gift, an illustration of our appreciation. The funds reach all corners of the organization, recognizing employees who interface regularly with the residents, as well as those working behind the scenes to keep things humming. The distribution is systematically proportioned based on full vs part time employees with emphasis on their years of service.

A significant group of your SaddleBrooke One friends and neighbors annually volunteer their time and effort to orchestrate an appreciation party for all of our workers and their guests. The resident volunteers relieve the employees of any duties that afternoon by serving dinner and drinks, setting and clearing tables, and taking photos. It's truly an obligation-free party for all employees to enjoy themselves in the Clubhouse we all appreciate year-round.

New residents may not be familiar with this Annual Employees' Holiday Party. Inserted in this copy of The Communicator you'll find a flyer with a donation envelope attached. (Additional flyers and envelopes are available on several easels in the Clubhouse.) Fully 100% of the funds collected from the residents go directly to the employees as cash gifts distributed at the party. Every employee in attendance also receives a raffle ticket and some lucky employees win an additional cash gift.

The employees look forward to this event every year. It's catered by an outside restaurant to give our Food and Beverage workers an opportunity to also enjoy the evening without having to prepare the food, make the drinks, serve the dinner, buss the tables, or do the dishes. SaddleBrooke One currently has roughly 150 employees, so for this one evening each year, this represents a large amount of work – all handled by our resident volunteers. On top of that, the employees will again experience the entertainment of Chuck Moses, who many residents have certainly enjoyed at various Clubhouse events throughout the year.

We have a tremendous team of dedicated employees – many career-focused with several having over 30 years' experience with us. This group collectively creates so very much of the character of our community that we find so attractive in the various activities we enjoy. The Employees' Holiday party provides an opportunity for our workforce to experience what we can appreciate throughout the year while showing their invited guest where they spend their working hours.

Needless to say, it is hoped that SaddleBrooke One residents will once again generously express their appreciation for the continued commitment of our employees through this year's combined contributions. Please reflect on the value of our employee crew to your enjoyment of life in SaddleBrooke and give compassionately.

As you write your check payable to SaddleBrooke One for the Employee Appreciation Fund, keep in mind that we have many valuable employees in SaddleBrooke One. However, some are more visible than others. Since that has little, if anything, to do with their contribution to our community, everyone is encouraged to make a general donation to the overall pool even though it might be appealing to offer a little something extra during the holidays to a particular server, pool attendant, or golf employee. The general fund provides much-deserved equity across all departments and reaches important roles that don't necessarily interact directly with the residents – i.e., janitors, dishwashers, cooks, common area workers, golf grounds crew members. Collectively, they all make SaddleBrooke a special place and everyone deserves a piece of our holiday gratuity pie. Hopefully, all residents can give generously again this year.

Proposed Increase to Home Resale Fees (HRF)

Vivian Timian, General Manager

The Board of Directors has approved a vote of the homeowners regarding an increase to the Home Resale Fee (HRF). The Home Resale Fee is a one-time fee home buyers pay at the sale of an existing home. These funds are deposited into the Reserve/Capital Funds. These funds are then used to:

- Repair, renovate or replace community assets (reserve related projects)
- Renovate or remodel common areas/buildings
- Support large capital improvement projects

Current HRF Fee for 2026: \$3,160 = 1x annual Community Service Fee (CSF)

Proposed HRF Rate for 2026: \$4,740 = 1.5x annual CSF

Why is this vote being proposed?

Raising the HRF rate will increase:

- Reserve/capital funding for the future
- Funding for repairs, upgrades, and maintenance responsibilities

How Does This Affect a Current Homeowner?

The HRF is a one-time fee that only applies when a home is sold or transferred. It's paid by the buyer, unless the buyer and seller agree otherwise. If you already own your home, you do not pay this fee, and your annual dues will not increase because of it.

Raising the HRF actually helps protect current homeowners from future cost increases. It brings in more money from future homeowners, which means less financial pressure on current residents.

The vote for the increase to the HRF is scheduled for January 2026. You will receive an electronic ballot, please let your voice be heard and vote in this special election.

Firewise: A Community-Wide Commitment to Wildfire Safety SaddleBrooke is stepping up for wildfire resilience

Supported by HOA1, HOA2, and SaddleBrooke Public Affairs Commission (SPAC), SaddleBrooke is joining the national Firewise USA® program to reduce wildfire risks and strengthen neighborhood safety. Firewise isn't just brush clearing—it's a science-based approach developed by the NFPA to help communities protect homes and landscapes.

This fall, HOA task forces are mapping SaddleBrooke into Firewise Zones. CAM staff, drone support, and volunteers are contributing to this effort. Once zones are finalized, trained teams will assess properties and recommend improvements.

By early 2026, each HOA will appoint a Firewise Board to oversee implementation. SPAC will coordinate outreach and regional partnerships. Our goal: submit SaddleBrooke's Firewise Recognition application by March 2026.

To keep residents informed, we're introducing Wiseye, SaddleBrooke's friendly Firewise mascot! Wiseye will appear in articles, updates, and welcome letters—sharing tips and celebrating progress.

We invite you to adopt Firewise practices and encourage neighbors to get involved. Together, we can build a safer, more informed SaddleBrooke.

For more information, contact your HOA or SPAC representative.



**TICKETS GO ON SALE
WEDNESDAY, NOVEMBER 5, 2025
IN THE SADDLEBROOKE ONE CLUBHOUSE FOYER**

SaddleBrooke One

Thanksgiving Dinner Buffet

The Vistas & Agave Lounge
THURSDAY, NOVEMBER 27, 2025

Music by Dan Bergquist

Autumn Salad Bar
Brined Pecan Smoked Turkey
Maple Glazed Baked Ham
Candied Yams
Green Bean Casserole with Fried Onions
Herb Roasted Vegetable Medley
Traditional Herb Stuffing
Herb Whipped Potatoes
Turkey Gravy
Cranberry Sauce
Pumpkin and Pecan Pie with Whipped Cream
Pumpkin Bread Pudding with Crème Anglaise

Seatings at 10:30am 12:30pm and 2:00pm
Reservations Required
\$42 per person plus tax and gratuity
Ages 6-12 \$18++ | Ages 5 and under free

