



SaddleBrooke Villas Association No. 20, Inc.

Minutes of the Landscape Committee Meeting
May 13, 2026, 830am – Coyote South Room

Present: Sally Wickramaratne, Barbra Sullivan, Audrey Costello, Stephanie Thomas, Sue Schliepsiek, Bill Filter

Discussion and follow-up on following items:

- Landscape Maintenance
 - Reviewed updated landscape company vetting tracker with answers from committee about JRT and Yellowstone previous discussion
 - Presentation/discussion with JRT and Yellowstone
 - JRT – Roberto Trejo, owner in partnership with dad and brother
 - Clarified drive time charge and manhours, irrigation checks, foreman presence, activity specific to shrubs
 - Follow-up: Roberto to walk through to count trees >12ft for extra charge trimming, will follow-up with design examples and a few more HOA community references and revise bid to include back yard maintenance. Sally to send Pinal and community maps to Roberto and update landscape company vetting tracker to reflect discussion
 - Yellowstone – Elyse Vasquez – business development, Chad Nolan - supervisor, Leo Urias – proposed foreman on site
 - Leo would be our foreman – teaches irrigation at UoA in Spanish, very impressive
 - Follow-up: Elyse to check about price decrease, list man-hours in contract and add detail to itemized services. Sally to update landscape company vetting tracker to reflect discussion
 - Sue shared favorable reference checks with El Dorado and Hotel Hampton, Marana. Sally shared reference checks Copper Creek HOA, SB HOA2 Villas, Wingate, Dove Mountain - Gallery Cottages
 - We will re-convene next week to review follow-up and decide on a recommendation to present to the board.
- Landscape Architect:
 - Bid extension thru May 25th both companies

- Lecture: U of A Master Gardner Community Education Presentation on “Demystifying Irrigation Systems” by Dale Suter, experienced designer and installer of irrigation systems throughout Oracle
 - Wednesday, May 13 at 1pm

- **Dates for Landscape Committee Monthly Meetings**
 Time adjusted to 830am start time.
 Location: South Coyote Room
 - **Wednesday, June 10**
 - **Wednesday, July 8**
 - **Wednesday, August 12**
 - **Wednesday, September 9**
 - **Wednesday, October 14**
 - **Wednesday, November 11**
 - **Wednesday, December 9**

As a reminder, here is a list of our Landscape Committee Resident Liaisons:

Quadrant Liaisons

- Quadrant 1 – Lots 33 (64325) to 40 (64411)
Sally and Bill Howard
- Quadrant 2 – Lots 21 (64432) to 32 (64300)
Audrey Costello and Stephanie Thomas
- Quadrant 3 – Lots 9 (64588) to 20 (64456)
Bill Filter
- Quadrant 4 – Lots 1 (64453) to 8 (64563)
Barbara Sullivan and Sue Schliepsiek

Landscape Maintenance Company Review for SaddleBrooke HOA1 Villas - April 2026			
	Catalina Landscape Maintenance POBox 89608, Tucson 85752	JRT Landscape	Yellowstone Landscape
	7737 West Vista Point Ct, Tucson 85743 520-887-1204	6759 S 5th Ave, Tucson 85756 520-891-8819	1771 W Dairy Pl, Tucson 85705 520-888-0669
Monthly Cost	\$3,800	\$1,040	\$2,313.78
Extra Cost - annual	\$12,200		
tree trimming	\$5,000		
rock refresh	\$1,200		
plant replenish	\$1,500		
Annual Cost	\$45,600	\$12,480	27,765.36
Annual Cost w/extras	\$57,800		
Services			
30-60-90 plan	no	no	yes - revisit every 30d
frequency	weekly - 4 quadrant rotation	weekly - 4 quadrant rotation	weekly - 3 quadrant rotation
man-hours		6-8 hours/wk. 2-25.hrs travel time	12 hours/wk., no travel time, on-site in SB HOA2 Villas 5d/week
weed clearance		manual removal weeks >4ft	
fertilizer	annual 12-8-16 slow release fertilizer	as needed on shrubs and trees	as needed
fungus control	additional - oleanders		
shrub pruning	monthly by growing season	trimmed once/mo.	as needed
tree-pruning	over 10 ft extra charge	over 12 ft extra charge	canopy raised to 12 ft
plant/tree pests	routine - timeframe? Frequency?	as needed	as needed
pre-emergent	2 times/year	2 times/year	2 times/year
Irrigation	inspected regularly - frequency?	inspected once/mo. - timing device, irrigation lines and valves, program seasonally	inspected wkly - sprinkler heads, timer and each zone, nozzle adjustments and cleaning, timer adjustments included
Irrigation repair	45-75\$/hr.	\$100 1st hour, \$75/hour after	\$75/hr with 2hr min.
Landfill charges	weekly additional - how much?		
Cancellation	15-day written notice	30-day written notice	
Historical	10 yrs family owned	Dad 30 yrs, Roberto 16 yrs, manages 20 HOA 30%/Commercial 70%,	Kept pricing from 2025 proposal, Company HQ in FL, used to be
			Purchased NW Landscaping in 2025
			Includes written commitment for 30-60-90 start up plan
			At HOA2 Villas 5d/week
			Check HOA2 Villa Reference
QUESTIONS:			
Catalina - cost prohibitive with annual and extras. Eliminate from consideration.			
specify pruning - how? By plant type - Oleander, Tx Ranger, Pittosporum, Photinia, Lantana, Lady Slipper, Bottlebrush, Azalee Strauch			
how many man hours/week			
anticipated cost of weekly landfill charges			
JRT Landscape			
follow-up with references (2-3)			
specify pruning - how? By plant type - Oleander, Tx Ranger, Pittosporum, Photinia, Lantana, Lady Slipper, Bottlebrush, Azalee Strauch			
Ask for in-person presentation/discussion to Landscape Committee on May 13th at 830am, bring a design example and ask if we can drive to the community to see the design example - 8:30am confirmed, will bring references and confirm man hours/wk.			
Request 2027 pricing increase cap % = 5%			
Is irrigation handled by maintenance crew or is there an irrigation specialist that will be on-site - all techs certified to inspect and troubleshoot - additional cost to repair			
Yellowstone			
billing for irrigation repair not listed in proposal - irrigation tech \$75/hour with 2 hour minimum, on-site at HOA2 Villas 5d/wk			
specify pruning - how? By plant type - Oleander, Tx Ranger, Pittosporum, Photinia, Lantana, Lady Slipper, Bottlebrush, Azalee Strauch - 100% sustainable and selective pruning ability- rejuvenate where necessary, choice to topiary or selective pruning			
follow-up with references (2-3) - SB HOA2 NEW PROPERTY MGR, The Gallery Cottages - Tara Yokely, sending 3rd reference			
Ask for in-person presentation/discussion to Landscape Committee on May 13th at 930am, bring a design example - Elyse can meet us at 9:30am with Bernie and/or Chad, will bring a few design examples			
Clarify: pg. 25 plant shrub 1 gal vs 5 gal pricing - will update page 25 with shrub planting prices, Request 2027 pricing increase cap % - Standard 3% increase			