



SaddleBrooke Villas Association No. 20, Inc.

Minutes of the Landscape Committee Meeting
May 20, 2026, 830am – Coyote South Room

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

Discussion and follow-up on following items:

- Landscape Maintenance
 - Reviewed revised bids from JRT and Yellowstone
 - JRT increased by \$3,120 to an annual cost of \$15,600 that included backyard maintenance
 - Yellowstone made detailed revisions to the bid, could not lower cost. Elyse walked through the property with their branch manager and general ops manager to accurately assess yesterday. Bid will include:
 - scheduled meetings for a 30-60-90-day plan/follow-up
 - assigned irrigation expert foreman that teaches irrigation at the UofA (committee met Leo last week)
 - added the scope of work section to the contract to provide more detail in their services for us that was requested last week
 - they did not increase the cost of the bid from last year, cap for 2027 increase at 3%
 - monthly cost \$2313.78, annual cost \$27,765.36. \$200 less per month than the previous 2 contracts and includes weed control and irrigation inspections. The crew is certified for irrigation inspections
 - they will provide a weekly report and run a 3-week cycle
 - All 7 committee members voted unanimously to recommend Yellowstone as our landscape company to the board. Sally will send Lauren a request for an “action in lieu”, virtual vote as the committee is eager to have them start June 1st.
- 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
 - Stephanie and Bill attended, feedback – nothing helpful for us

- Stephanie researched and presented Tolson Irrigation proposal, see below.
 - We decided as a committee that this could be a potential back up plan as the 2 companies we are vetting, and the one we are recommending are going to do a full diagnostic and report on issues for us. Thank you, Stephane for the extra work here.
- **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	\$12480, revision \$15,600 to include backyards	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			
Elyse brought the leadership team to the villas on 5-19-26 to walk through the villas to better assess for potential price decrease			

TOLSON IRRIGATION

Until we understand what is wrong with our irrigation system, we will not be able to create a plan to correct the problems. Technicians from Tolson Irrigation will professionally check the entire system and give us a report on how to proceed with restoring water to our plants.

Greg Tolson is a Tucson native who grew up in the irrigation industry with over 46 years of experience. We are a home-grown irrigation installation and repair company that has been servicing the greater Tucson valley for the past 46 years. Licensed, Bonded and Insured.

<https://tolsonirrigation.com>

Irrigation Installation

- We specialize in the installation and renovation of both drip irrigation and sprinkler systems tailored to your specific needs and landscape.
- Whether you're looking for efficient drip irrigation to maintain optimal soil moisture or a convenient timed sprinkler system, we have the expertise to deliver outstanding results.
- Our commitment to quality and attention to detail is unmatched, ensuring your system is installed correctly and efficiently for years of reliable performance.

Irrigation System Repair and Maintenance

- Is your sprinkler head broken? Having problems with your timer? No matter the issue, Tolson Irrigation is here to help!
- We offer comprehensive irrigation repair services, from minor adjustments to major overhauls.
- Our skilled technicians are experienced in diagnosing and resolving a wide range of problems, including valve replacements, backflow prevention device repairs, and even complete system rebuilds.

Irrigation Maintenance Packages

- Keep your irrigation system running smoothly and efficiently with our customized maintenance packages.
- We offer a variety of options to fit your needs and budget, ensuring your system receives the regular care it needs to stay in top condition.
- Experienced and certified technicians for reliable service.

PROPOSED IRRIGATION DIAGNOSIS FOR SADDLEBROOKE VILLAS: \$3,532

- ✓ Zone by zone, plant by plant check-up of the entire system
- ✓ Verify valve function and repair valves as needed
- ✓ If possible, repair the existing drip system rather than replace
- ✓ Verify proper distribution to the existing plantings
- ✓ Chart the valves
- ✓ Set the controller for the season