SADDLEBROOKE · NEW-OWNER CHECKLIST · PINAL COUNTY

Utilities & move-in: who to call, in what order

Power, gas and water never actually turn off between owners; you take over the accounts. Date each one for closing day or the day before, and nothing goes dark. Tick the boxes as you go.



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- [ ] DAY 1

Homeowners insurance

Shop it the day you go under contract; the lender needs the policy before closing. Most carriers write SaddleBrooke; if yours will not write southern Arizona, Blaine has two who do.

- [ ] 2 WEEKS OUT

Lago Del Oro Water · (844) 257-2297

Three to five business days' lead time. They want proof of ownership; be prepared to provide a copy of your ratified purchase agreement. Your sewer, SaddleBrooke Utility Company (same owner, JW Water), opens with the water account; nothing separate to call.

Start service: jwwater.com/start-service

- [ ] 2 WEEKS OUT

Southwest Gas · (877) 860-6020

Natural gas is piped to SaddleBrooke homes. Have your SSN handy for the application. If the gas is off at the house, a technician has to come inside to relight the furnace and water heater, so book the earliest slot.

Start service: myaccount.swgas.com/Portal

- [ ] 1–2 WEEKS OUT

Trico Electric Cooperative · (520) 744-2944

SaddleBrooke is Trico country, not TEP. You become a co-op member when you open service; takes three business days online.

Start service: trico.coop/member-services/start-your-service

- [ ] 1 WEEK OUT

WM · (520) 287-0777

Both HOAs use Waste Management: trash Tuesday, recycling Friday. Call the Tucson office and say you are taking over service at the address. No Brush and Bulky here; bulk pickup is by appointment.

Set up pickup: wm.com/us/en/cpn/home-pickup

- [ ] 1 WEEK OUT

Internet: Xfinity or Orbitel

Cox does not serve 85739. Xfinity covers most of SaddleBrooke; Orbitel Communications is the local cable company with a walk-in office at 63675 E SaddleBrooke Blvd, (800) 998-8084. Confirm your address at SmartMove first. Ordering Xfinity online while the seller still has service? Choose "No, I am moving here as a new customer."

Check the address: smartmove.us

- [ ] UPON CLOSING

Bring a copy of your deed to your HOA office

You need a copy of your deed to get set up with the welcoming committee, pick up your amenity keycards and sign up for new-owner orientation. Ask your title company for a copy the day it records. SaddleBrooke One: 64500 E SaddleBrooke Blvd, (520) 825-3048. SaddleBrooke Two: 38735 S MountainView Blvd, (520) 818-1000. While you are there, register your vehicles with Patrol, get the ALC packet before you touch the exterior, and ask about golf-cart registration.

☐ WITHIN 30 DAYS

Pinal County, not Pima

Register with the Pinal County Assessor if you will rent the home (state law). Property tax runs lower than Pima; there is no county short-term-rental permit, but the HOA rules still govern. Fire is Golder Ranch Fire District, two stations inside the community; the Sheriff's substation is on SaddleBrooke Blvd.

The phone list

Service	Provider	Phone	Lead time
Electric	Trico Electric Cooperative	(520) 744-2944	3 business days
Gas	Southwest Gas	(877) 860-6020	1 week; tech inside if off
Water	Lago Del Oro Water (JW Water)	(844) 257-2297	3–5 business days
Sewer	SaddleBrooke Utility Company (JW Water)	(520) 825-3423 · emergencies (800) 349-9577	with your water
Trash & recycling	WM (Waste Management)	(520) 287-0777	1 week · Tue / Fri
Internet	Xfinity · Orbitel Communications	(800) 934-6489 · (800) 998-8084	same week
HOA One	Administration	(520) 825-3048	—
HOA Two	Administration · ALC hotline	(520) 818-1000 · (520) 879-4155	—
Villas 35/35A	FirstService Residential	(520) 200-6015 · 24/7 855-333-5149	—
Fire / EMS	Golder Ranch Fire District	911 · admin (520) 825-9001	—

Your account numbers

Account	Account number	Start date / confirmation
Electric · Trico		
Gas · Southwest Gas		
Water / sewer · Lago Del Oro		
Trash · WM		
Internet		
HOA · amenity cards		



Closing soon? I'll send this list filled in for your exact address.

With the start-service links and the dates that match your closing. Questions about SaddleBrooke, the HOAs or a home you're watching: call or text any time.

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SCAN TO VIEW ONLINE

Numbers verified October 2026 from the providers' own pages; providers change numbers and lead times, so check the live page for the latest. Blaine Bond, REALTOR® with Tierra Antigua Realty. Not affiliated with Robson Communities, SaddleBrooke HOA One or SaddleBrooke HOA Two.