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.



Blaine Bond
REALTOR® · Tierra Antigua Realty
520-775-3400

- [ ] 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, Orbitel or Quantum Fiber

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. **Quantum Fiber** reaches some of the newer homes, including part of The Preserve; **fiber is not available at every address**, so check yours before you count on it. Wireless and satellite plans exist too, but **Blaine always suggests a wired broadband or fiber line**. 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 recorded deed to your HOA office

Your title company handles most of the HOA paperwork. When the sale closes and records, title sends the association the check for the transfer fee (the Home Resale Fee in SaddleBrooke One, the Capital Improvement Fee in SaddleBrooke Two) along with the required HOA documents. **The deed is the piece that is on you:** it is generally not part of the paperwork title sends, and the association needs a copy to start the welcoming process, issue your amenity access cards and sign you up for new-owner orientation. **Ask your title company for a copy the day it records** and bring it in.

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 · Quantum Fiber (some newer homes)	(800) 934-6489 · (800) 998-8084 · quantumfiber.com/shop	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.

Tierra Antigua Realty

520-775-3400

azagentbond@gmail.com

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.