

3.13.2023

The weekend came and went without any issues!

I hope you all were able to get out and enjoy this warm weather we have been having.

As promised, a full update below.....

I have spoken to Pima County Planning and Zoning and have filed for permits on the remaining roofs. Once we have permits in hand, the roofers will be back to finish the remaining 17+ roofs. The following is a list of roofs they will be working on:

472 Quinta 207 Quinta 134 Quinta 119 Quinta 91 Quinta 90 Quinta

I ask for your continued patience as we head in the home stretch. Keep in mind that the full process takes about 5 days to complete from tear off to final spray. Once completed they will be back around to do the cleanup and repair as needed. Any issues you have, I ask that you call the office and not disturb the roofers.

We are winding down on the restoration process. Titan currently has about 20 more units to finish and there are a handful that are working with an outside contractor. I am asking everyone to contact the office if you are requesting credit, if your unit received damage and was not assessed or if you are due funds for repairs. I am hoping to close up the interior repairs and roof replacement portion of our claim within the next month or so and will need to make sure that all our owners are taken care of.

Our small sewer project is going on behind 430 La Canada. I was informed today that the existing pipe is laid in 5 foot increments and there are masses of roots at each junction. Valentine will be on property replacing this section of pipe on Wednesday. Once I know which buildings are affected, we will contact you and ask that you limit sewer use while they make the repairs needed.

We have recently had an increase in sales and in turn an increase in home inspections. I remind you all that all inspections requiring access to association assets must be scheduled with the office and the inspectors must be accompanied by one of our technicians.

Leslie's (our pool contractor) has now received all equipment and materials needed to replace the heater, vents, etc. in the North Pena Pool! We will be locking off this pool Tuesday evening and hopefully we will be able to open back up on Thursday morning. Remember, there are three other pools you can enjoy during this closure.

I have had a few complaints about the weeds. We had an above average rainfall this winter, hence more weeds. Humberto has begun spraying and they are working on removing them in their zones. I know everyone fears the dreaded "blue" spray....I want to assure you all that the product used is not RoundUp...they add a dye to the spray so they can see where they have sprayed. My understanding is that once this is dry, it is safe for pets and humans.

I want you all to remember that our community is 63 acres and requires a lot of work to maintain the appearance all have come accustomed to. We have divided the property into 8 "zones" and the crew is directed to attend to one zone per week. This means that your area will be cleaned, trimmed, weeded and assessed for needed projects every two months. I know that this seems like a long time between visits but we only have a crew of 6 and there is a lot of ground to cover in a week.

I want to direct everyone to our website...[villaswest.org](http://villaswest.org). We have a group of dedicated owners that have been working tirelessly to update our site and add missing items as needed. There is still work to be done and our hope is that once it is fully updated, everyone will be able to go to our site to get the most up to date information and answers to many questions you may have.

Did you receive your copy of our newest newsletter? If not, copies are available in the office for pick up. I heard that they tried to email these out to the ones I send my updates to but over half came back undelivered. Please make sure we have your email address correct in the office and check your spam/junk folder and allow any emails from Caliber, GoDaddy and [villaswest.org](http://villaswest.org) as these are the sights we use for communicating with you. The new format is more user friendly as well as full of needed information and fun!

We have a very involved Board with a LONG list of projects to work on and it seems like more get added each day. I want to assure you all that we (the Board, Office and Staff) are working together to rectify some issues and to create plans for the future of Villas West. As you can imagine, with all that needs to be done, more people are needed to take on some tasks therefore, we have many committees open for our owners. Please consider volunteering for the Compliance, Grievance, Oversight or Architectural committee. Many of these committees have an Ad Hoc within working on a special project. The listed committees are very short on members and there is a lot of work to be done. Please let me know if you are interested in any of the listed committees we have open.

We unfortunately have been in “crisis” mode for the last 9 months and many things have been put on the back burner. Well, our back burner is overflowing and we need to get some of these items taken care of. The biggest help you can provide is to make sure you are following the stated rules. We currently only have two people who have signed up for the Compliance Committee therefore I am forced to send out reminders weekly of items that have been brought to our attention. With that said, I am reminding everyone to look around your unit, do you have personal items in the common area, are there weeds growing within your patio, does your vegetation need to be trimmed, do you have patio storage that exceeds the height limit in our rules and do you park in your assigned spot?

These are all items you should self-police and there should be no need for a committee to inform you of these violations. If you have questions regarding what is and isn't allowed, come to the office for information.

Another big issue we are having is owners parking in visitor spots. The only time this is allowed is by permission or if you are visiting a friend in a different area of the community otherwise you must only use your deeded spot or in overflow on Tierra. You are not permitted to park in someone else's spot or a visitors spot because it is closer to your unit. If you are unable to walk the distance from your car to your unit, talk with your neighbors and see if they are willing to “trade” parking spots.

We also have some people who no longer live here but feel they are still able to use our area for parking their excess vehicles. We are working on contacting these individuals and are working with them to remove the vehicles from the property or we will have them towed.

We have made the change in the office with Liliana and Ashden. With Liliana's new position comes a new e-mail...Please use [am@villaswest.org](mailto:am@villaswest.org) to reach Liliana and [admin@villaswest.org](mailto:admin@villaswest.org) to submit a work order or to request information. Liliana will continue to monitor the admin email. This email will remain active and will be taken over by Ashden in August.

Don't forget St Patty's Day Luncheon on Friday! Corn Beef, Cabbage, Potatoes, Carrots and Onions are on the menu. Attendees are asked to bring a dish to pass. We will also be serving green beer. If you are able, bring a chair as we have a limited number of chairs. As with all functions, we will have a donation jar available for those who wish to drop some money in to help support these social functions.

The Spring Craft Fair is scheduled for March 31<sup>st</sup>. We still have a few tables available for displaying your wares so sign up in the office and pay a \$10 fee which will go to advertising costs. At this time, sign up is for Villas West residents only.

Liliana and Aaron have given us some great news. They are expecting and Hazel should arrive around August 18<sup>th</sup>. We are all very excited and want to shower them with love. Please watch for upcoming information regarding a time and place we can do this.

WHEW!!! That was a ton of information!

I hope you all get out and enjoy this gorgeous weather! See you all on Friday!

Dorothy

### **SHHHHHH!! IT'S A SURPRISE!!**

A very sweet homeowner asked if we were taking donations for little Hazel. Yes, we have set up a Baby Bank in the office where you can drop off any donations you wish for Baby Hazel. We are also taking diaper donations. Please bring wrapped or bagged diapers from newborn and up to the office. All donations received will be given directly to the happy parents to be so that they can make sure that Baby Girl will have everything she needs when she arrives.