

10/07/2022

This week brought us some more rain and we are forecasted to have rain this weekend...it seems like the monsoon is doubling up from the last couple of years!

We have managed to get 15 full replacement roofs done with the 16th one started. They will be working on the following roofs next week:

483 Pena 482 Pena 207 Tierra 366 La Canada 403 Tierra

We unfortunately have noticed that many units have received extensive damage and there is more to the demolition process. Some owners have had their full kitchens removed, all their furnishings moved into storage and their homes rendered inhabitable. This was not expected but unfortunately necessary to rid the units of mold and damage. If you have ceiling damage in any one room, that room must be empty to start the demolition. This has come as a surprise to residents, and I just wanted to pre-warn our remaining residents.

Titan and Stratton are both starting with the reconstruction process, in fact one unit will be completed on Monday. This is the first week of reconstruction so hopefully we will have a good flow set up to get these units back to pre-storm condition soon.

If you have chosen to use a contractor outside of the two stated contractors, you must submit estimates prior to work commencing. This is to assure that the contractor understands what is and is not covered as any amounts above the insurance allowance will be the responsibility of the owner or their insurance. Once we have an approved estimate and the work is completed, we will issue payment to the owner.

I want to state that there is no 'special relationship' with Titan and Stratton, in fact I have never heard of Stratton until this fiasco. I chose these two companies to help with demo and reconstruction based on their knowledge of insurance claims and what is required. As stated in previous messages, you the homeowner has a choice on who you choose to take care of your unit. If you choose an outside contractor, please remember this could take longer due to having to submit invoices/estimates and the time it takes for review and authorization.

I want owners to know that I am committed to our owners and returning them to pre-storm condition as soon as possible.

Please see the below message from Lou Kifer our Grounds Chair

Thank you to all who responded to my invite to pull weeds! This is so appreciated! Tomorrow, Sat at 9am we will have a work party to meet each other and join in pulling weeds. Hopefully, it will rain today making this super easy. If you can spare an hour or two, let's meet at the new garden area in Penasco and Quinta. Wear garden gloves, and if you

have snippers, grocery sacks, a small garden spade, or an old fork please bring as these may come in handy.

Someone asked why I'm doing this? Wondering if we don't have enough workers. First, I came up with this idea as a project in which we can all participate to join as a community with a common cause. The wonderful rains have brought forth the weeds. We can all take credit and have pride in Villas West as a beautiful community in which we live. Also, our men are busy with their regular grounds upkeep and working with our requests. This is a full-time endeavor as we have 63 acres of common ground. To have a perspective, this is the size of 63 football fields. They work in a systematic 4 zone sequence. So, if your weeds are not being attended, please stay positive. In the meantime, you are welcome to help out in pulling your weeds around your villa.

Again, understand, when your request is approved, you can buy the plant and we will plant it. You then are responsible for its upkeep with watering.

Thank you again for supporting our project and will see you tomorrow.

Lou Kifer

Below is an invite to our October Board Meeting. This meeting is being held via ZOOM because 3 of the 5 members of the Board will not be present and our wonderful IT volunteer from last year is not here to set up the ZOOM live feed.

Join Zoom Meeting

<https://us06web.zoom.us/j/84118885642?pwd=SnBTL2Q0ZGJGS3o5NFcvc0E3aUQ2dz09>



For those who do not recognize this snake, it is a Coral Snake, and it was found on the porch of one of the Villas at 11pm at night. Please use great caution when outside as the snakes are still around.

Red Touch Yellow Kills a Fellow
Red Touch Black Venom Lack

Have a great weekend all!

Dorothy