

GREEN VALLEY VILLAS WEST

Condominium Association
PO Box 120
Green Valley, AZ 85622

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MARCH
2018

NEWS AND VIEWS

Green Valley
VILLAS WEST

Condominium Association
PO Box 120, Green Valley, AZ 85622
(520) 393-7891 fax (520) 393-7893

email: villas-west@qwestoffice.net
Web site: www.villaswest.org

Villas West News and Views is the official document of the Board of Directors of Green Valley Villas West Condominium Association and all published information herein constitutes notification to all members. The Board of Directors reserve the right to edit all submitted material. Advertising will be accepted at the discretion of the Green Valley Villas West office. Green Valley Villas West does not accept any responsibility for, nor does it endorse, any advertising material printed in the Green Valley Villas West Newsletter.

2017 BOARD OF DIRECTORS

<u>Office</u>	<u>Committee</u>
<i>Paul Vitale President</i>	<i>Architectural</i>
<i>Andy Szedlus Vice President</i>	<i>Maintenance</i>
<i>Cheryl Ross Secretary</i>	<i>Grounds</i>
<i>Marlene Becker Treasurer</i>	<i>Budget/Finance</i>
<i>Lila Szedlus Director</i>	<i>Social Events/Documents</i>

Villas West Management Office

Mail Address:
PO Box 120
Green Valley, AZ 85622
Location: 460 S. Paseo Quinta
Phone: (520) 393-7891
Fax: (520) 393-7893
After hours emergency* (520) 256-5779
Office Hours: 8am-12pm & 1pm-4pm Mon.-Fri.

Email address: villas-west@qwestoffice.net

Web site: www.villaswest.org

General Manager: Cathy Russell
Email address: manager.villas-west@qwestoffice.net
Administrative Assistant: Nina Gallego
Office Manager / Bookkeeper: Dorothy Gates
Email address: dorothy.villas-west@qwestoffice.net

*Emergencies include: heating, cooling and exterior sewer line problems. However, we cannot respond after dark or during inclement weather. After hours emergency service is NOT available for turning on water and lighting hot water heaters.

LOCAL SERVICES

Telephone

Cox
(520) 884-0133

Century Link
1 (800) 491-0118



Electric

Tucson Electric Power
(520) 623-7711
(800) 328-8853
(520) 623-3451 EMERGENCY



Gas

Southwest Gas Company
(877) 860-6020
(520) 746-1076 EMERGENCY



Cable TV

Cox
(520) 884-0133
(888) 751-9138



Waste

Republic
If no pickup: (520) 745-8820



Mail

Green Valley Main Post Office
50 E. Continental Road
Green Valley, AZ 85622
(520) 625-4221



Snake Removal

(520) 629-9200

President's Message

By: Paul Vitale



I would like to thank all of our residents and homeowners who attend our March Board Meeting and gave us the feedback that is needed and so valuable for the success of Villas West. We need owners to remain active to ensure the continued success of our wonderful community.

Our March meeting was a very crucial one because we had a new Board member start and he is determined to improve Villas West as the Head of the Maintenance Committee.

The Villas West Board through much effort and patience has unanimously approved the appointment of Cathy Russell as our new property manager and as a Board we have confidence in her ability to aid in the improvement of Villas West.

From the Desk of:

By Jim Becker



The Landscape crew has been busy cleaning and redressing the areas with landscape materials. The first week of April we are meeting with a vendor and a factory representative to demonstrate and learn about organic pesticides.

During the recent rain storm we had reported 78 water leaks from the roof. These are two-fold issues, first we need to seal the leaks on the roof and second we need to repair the areas of the roof that are leaking. We engaged two contractors to help seal and patch all the leaks. Also, we are evaluating the roofs, as we go, for potential future maintenance. After we have completed the patch and seal we will begin the internal repairs. We would like to thank residents for their patience.

In the next few weeks we will updating the pool furniture by replacing the old furniture.

We are continuing to repair and replace sidewalks as we eliminate trip hazards. We have replaced several sidewalks and continue grinding down trip hazards. There is a lot of work to do, but our maintenance staff is getting it done.

Bartlett Landscaping eliminated three Eucalyptus trees and the arborist with Bartlett has analyzed approximately half of the property and we identified sixteen trees that are dangerous and need to be eliminated. The plan to accomplish this is still in process.

It has been observed residents are uncovering pools without authorization and several times the pools were left uncovered during the night causing the pool to get cold and dirty. Please let our maintenance crew uncover the pools and make adjustments to the temperature and chemicals.

We were beginning some of our preventive maintenance programs, but have been delayed a little with roof leaks and HVAC issues. The programs we want to continue is sewer maintenance, cleaning of water heater closets, cleaning of roofs, and utility sheds.

We are looking at updating the web site so we can respond faster with information such as board minutes and the newsletter. Maybe we can minimize the items we mail.

A question has been asked about barbeques on back porches. There is not a rule restricting barbeques on porches as long as they are maintained in a safe manner.

Some of the Preventive Maintenance Projects we have just started are Hydro jetting the sewers, cleaning water heater closets, cleaning utility closets, routine cleaning of pool decks, and cleaning and analyzing roofs for potential repair.

Grounds Committee
By Cheryl Ross



As always the grounds committee has received several favorable grounds requests. You have probably noticed that our wonderful landscaping crew has finished with our “Spring” plantings or requested items. Weather permitting we will be doing fall planting in November for those items that didn’t make it in this time.

Please remember individuals may NOT plant, transplant, cut or trim any bush, tree, or cactus. If you have a suggestion for planting or trimming you may fill out the grounds request available at the office. All requests will be reviewed and considered for approval or denial.

Continue to enjoy Villas West!!

Treasurer’s Report
By Marlene Becker



I have reviewed the Financial Statements for Villa’s West for January 2018 and determined them to be reasonable and accurate.

Operating Fund 2018

Net Operating Income through January 2018 is \$31,750 before contributing \$24,924 to the Major Maintenance Fund increasing the net Operating Fund to an income of \$6,826 for the year. The net income is \$10,890 favorable to the budget. In general, we are under budget.

Reserves Fund 2018

Major Maintenance Reserve Fund Investments, as of January 31, 2018 is \$2004,778.49 in CD’s with \$37,509.30 in Reserve Cash and \$575,054 in Capital Assets.

Reserve Fund Balance through January 2018 is down by \$28,506 which is unfavorable to the budget by \$25,636.

Maintenance Report
By Andy Szedlus



From January 1, 2018 through February 28, 2018 we processed 453 work orders, with HVAC being 78, Sewer issues were 41, and water and roof leaks were 77. In the absence of an onsite manager the past several months, Jim Becker has been filling in as a fix everything (now) person.

From a maintenance perspective there has been a lot to attend to. Roof leaks have been especially bad because they have also caused inside damage.

Without interfering with Jim’s daily responsibilities, I have suggested the following emergency actions:

- Have our HVAC contractor correct leaks around the ventilation system.
- Look for roofing contractors to do emergency temporary repairs. A roofing contractor out of Nogales is being used and is also being considered for future roof replacements.
- Reassign our painting crew to perform roof repair.

To correct the repetitive, highly expensive issues such as roofs and sewers we will have to consider replacement with new material and technology. We have the funds in our reserve account at this time, but it will be reduced as we correct these issues.

**VILLAS WEST CONDOMINIUM ASSOCIATION
MARCH 2018 NEWSLETTER**

**Social Committee
By Lila Szedlus**



Fun in the Sun Coffee Hour on March 8, 2018 we had over 60 people attending. A presentation from S A V Scam Squad. Very good information was given and all the question asked from the people were answered.

Next Fun in the Sun Coffee hour will be on April 12, 2018, "Meet the New manager and Villa West workers." This will be our last coffee hour until October.

I noticed that there are Christmas lights still hanging in patios, please remove them, save them for the next contest in Nov.

**Arichetectoral Committee
By Paul Vitale**



There were a total of 23 Architectural applications submitted since our January meeting. All applications were approved by the Board.

Remember per our rules and regulations, all improvement work must be done Monday thru Friday between the hours of 8am and 4pm.



THE 2017 ANNUAL MEETING MINUTES WERE APPROVED DURING THE 2018 ANNUAL MEETING. ANDY SZEDLUS WON THE AVAILABLE SEAT AS BOARD MEMBER. BELOW IS A LIST OF THIS YEARS MEMBERS AND THE COMMITTEES THEY WILL CHAIR.



2018 BOARD MEMBERS

PAUL VITALE	PRESIDENT	ARCHITECTURAL
ANDY SZEDLUS	VICE PRESIDENT	MAINTENANCE
MARLENE BECKER	TREASURER	BUDGET&FINANCE
CHERYL ROSS	SECRETARY	GROUNDS
LILA SZEDLUS	DIRECTOR	SOCIAL & DOCUMENTS

The following motions were passed during our regular March Board Meeting:

- **All committee members were presented and approved**
- **Board approved spending up to \$50,000 for tree maintenance for 2018**

**VILLAS WEST CONDOMINIUM ASSOCIATION
MARCH 2018 NEWSLETTER**

GV VILLAS WEST CONDOMINIUM ASSOCIATION
As of JANUARY 31.2018

OPERATIONS FUND	ACTUAL	BUDGET	Fav (Unfav) VARIANCE
Receipts			
Residential assessment	\$ 139,354	\$ 127,680	\$ 11,674
Late charges	224	240	\$ (16)
Transfer fees	1,000	1,400	\$ (400)
Laundry	1,061	500	\$ 561
Other Income	45	125	\$ (80)
Total receipts	141,684	129,945	11,739
Disbursements			
Maintenance	64,926	61,240	(3,686)
Utilities	22,804	22,820	16
Administration	14,511	17,306	2,795
Insurance & Taxes	7,693	7,643	(50)
Total disbursements	109,934	109,009	(925)
Income / Defecit	31,750	20,936	10,814
Transfer to Major Maintenance Fund	24,924	25,000	(76)
Net Increase / Decrease in operating fund balance	6,826	(4,064)	10,890
Operating Fund balance as of 12/31/17	69,894	69,894	-
Operating Fund balance at end of period	\$ 76,720	\$ 65,830	\$ 10,890
MAJOR MAINTENANCE FUND			
Receipts			
Transfer from operations fund	\$ 24,924	\$ 25,000	(76)
Gain/(Loss) on Investments	(5,620)	-	(5,620)
Additional Reserve Allocation	-	-	-
Interest	4,177	2,500	1,677
Total receipts	23,480	27,500	(4,020)
Disbursements			
Roof replacements	22,348	13,800	(8,548)
Street Maintenance	-	-	-
Pool equipment	-	11,000	11,000
HVAC replacement	17,100	-	(17,100)
Capital equipment	-	1,700	1,700
Restoration - Gas Line replacement	731	3,000	2,269
Tree Maintenance	11,808	-	(11,808)
Contingency	-	870	870
Total disbursements	51,986	30,370	21,616
Excess (deficit) of receipts over disbursements	(28,506)	(2,870)	(25,636)
Net Book Value of Fixed Assets	575,054	575,054	-
Major Maintenance Fund Balance as of 12/31/17	2,070,793	2,070,793	-
Reserve Fund Balance as end of period	\$ 2,617,341	\$ 2,642,977	\$ (25,636)
Total Funds	\$ 2,694,061	\$ 2,708,807	\$ (14,746)

**VILLAS WEST CONDOMINIUM ASSOCIATION
MARCH 2018 NEWSLETTER**

Villas West Condominium Association

Balance Sheet

As of 01/31/18

Account	Description	Operating	Reserves	Other	Totals
ASSETS					
1128	Washington Federal-Chking	71,599.33			71,599.33
1140	Petty Cash	120.00			120.00
1194	Washington Federal-Reserve		37,509.30		37,509.30
1196	Wachovia/AG Edwards (resv)		2,004,778.49		2,004,778.49
1230	Shuffleboard Courts		4,400.00		4,400.00
1231	Office Equipment		41,892.03		41,892.03
1232	Maintenance Equipment		157,306.13		157,306.13
1234	Landscape Equipment		95,746.51		95,746.51
1240	Maintenance Building		66,094.11		66,094.11
1241	Office Building		72,989.14		72,989.14
1320	Pool Area Equipment		134,213.54		134,213.54
1340	Park Benches		2,208.60		2,208.60
1360	Street Improvements		201,733.02		201,733.02
1380	Roof Additions/Crickets		746,050.05		746,050.05
1400	Heat Pumps		1,410,235.37		1,410,235.37
1499	Less Accumulated Depreciation		(2,357,814.77)		(2,357,814.77)
1510	Supplies On Hand	5,000.00			5,000.00
	TOTAL ASSETS	<u>76,719.33</u>	<u>2,617,341.52</u>	<u>.00</u>	<u>2,694,060.85</u>
LIABILITIES & EQUITY					
CURRENT LIABILITIES:					
	Subtotal Current Liab.	<u>.00</u>	<u>.00</u>	<u>.00</u>	<u>.00</u>
RESERVES:					
2705	Operating Fund Balance	69,893.52			69,893.52
2706	Reserve Fund Balance		2,645,847.82		2,645,847.82
	Subtotal Reserves	<u>69,893.52</u>	<u>2,645,847.82</u>	<u>.00</u>	<u>2,715,741.34</u>
EQUITY:					
	Current Year Net Income/(Loss)	6,825.81	(28,506.30)	.00	(21,680.49)
	Subtotal Equity	<u>6,825.81</u>	<u>(28,506.30)</u>	<u>.00</u>	<u>(21,680.49)</u>
	TOTAL LIABILITIES & EQUITY	<u>76,719.33</u>	<u>2,617,341.52</u>	<u>.00</u>	<u>2,694,060.85</u>

WELCOME NEW HOMEOWNERS

Through February
2018

Edward & Virginia Yuhas Green Valley, AZ	317 B Tierra
John J Gregg Trust Green Valley, AZ	403 D Sarta
Terri Monroe Green Valley, AZ	233 D Tierra
Sue Carpenter Chata Anstine Green Valley, AZ	175 A Quinta
Connie Eshelman Green Valley, AZ	91 D Quinta
Mark Fetter Green Valley, AZ	507 A Esperanza
Michael Sharkey Louisville, CO	233 D Tierra
Shirley Fasching Green Valley, AZ	133 C Sarta
Owen Anderson Edmonds, WA	345 C Sarta
Linda Gorham Morrison Green Valley, AZ	187 B Tierra
Michael Lenne Tunkhannock, PA	119 A Quinta
Dennis Bonner Green Valley, AZ	277 C Pena
Meiliv Eubank Green Valley, AZ	329 A Pena
Ira & Roberta Brenner Philadelphia, PA	316 D Quinta



2018 BOARD MEETINGS

BOARD MEETINGS ARE
HELD AT GREEN VALLEY
MALL SUITE#13—9:30 AM



APRIL 10
OCTOBER 9
NOVEMBER 13

OFFICE WILL BE
CLOSED DURING THE MEETING



We have unfortunately
been informed of two
incidents where items were
taken from inside of homes.

The victims have filed police reports, and
hopefully the culprits will be found soon.

Please be aware of your surroundings
and keep an eye out for your neighbors.
Lock your unit anytime you are away
and report any suspicious activity to the
authorities.



PLEASE JOIN US FOR FUN IN THE SUN

SECOND THURSDAY OF EVERY MONTH
OCTOBER THRU APRIL

OUR NEXT FUN IN THE SUN
WILL BE
THURSDAY
APRIL 12, 2018
10:00am

PENASCO PARK
This will be our last Fun in the Sun until
October



The Bulletin Board

Recycle is getting out of control.
Please do your part to keep our recycle neat and orderly.



Please review the acceptable recyclable materials in your information guide for LIVING IN VILLAS WEST. The recycle area is for recycle material ONLY. ALL boxes must be broken down as they take up area in the containers, causing them to overflow. **NO** building material, household waste or non approved recycle material should be placed in the containers or area. Should you have items to dispose of you must do so at the local landfill in Sahuarita.



Several sidewalks have been marked (with yellow paint) as trip hazards. Our staff is working on grinding down or replacing concrete in these areas. Please be careful to avoid any trips or falls. We would appreciate any reports on trip hazards if they are not already marked.



BE CONSIDERATE

Many people use our laundry facilities and during the season the need is great. Please do not use more than two machines at a time, allowing others to use machines at the same time.



REMEMBER VILLAS WEST PROPERTY HAS A SPEED LIMIT OF 15MPH. THIS IS FOR YOUR SAFETY AS WELL AS OTHERS.



As many of you may have noticed, with the increase in population in our community sewer issues are on the rise.

Please **DO NOT** pour grease down the drains. Dispose of it in a can or jar and place it in your trash. Please **DO NOT** flush “flushable/ disposable” WIPES down the toilet, they **DO NOT** dissolve, they cause clogs and backups into your villa and your neighbors.



**DOG OWNER REMINDER
CC&R'S ARTICLE 4.7(d):
REQUIRED USE OF LEASH AND CLEAN UP.**



ALL dogs and cats shall be restrained on a hand held leash when outside a Unit. This is an Arizona Law, and all dogs and cats shall be directly under the Unit Owners/Renters control at ALL times. An owner/renter must clean up after his/her pet and dispose of droppings, bagged, in your trash receptacle.

Also, the green area around the pools are NOT designated areas for dogs to use. There are several green areas that are open for dogs to use. Please DO NOT attach your dog via a long leash on a post on the back patio and leave unattended. This is not allowed, as you do not have complete control of the animal.

We are a close knit community and excessive barking of dogs is offensive, please try to keep the barking down to avoid unhappy neighbors.



BICYCLES

Bicycles shall not be used on sidewalks other than for ingress and egress to an owners /renters villa and shall only be parked or stored within a villa or on a patio or rear porch, not on common areas.



Please remember per our CC&R's, units cannot be rented for less than 30 days and at least one occupant must be 55 years of age.



No Pets Allowed!!

Please do not bring your pets to the pools. The only time a pet is allowed in the pool area is if it is a Certified Service Dog in which case the office will need record of this. Dogs swimming is a violation of Pima County Health Code and can cause us to lose our pool license.



PARKING

Residents shall use only the parking space legally deeded to the villa unless permission has been granted to use another spot. All vehicles parked within the Villas MUST have a permit affixed on the rear window or bumper, Permits are available at no charge from the Villas West office. Also, please do not park over the sidewalk, oversized vehicles please obtain authorization from the office. Also, all vehicles parked on Villas West property must be operable and have current registration.

Owners/Renters of Villas West can NOT place tables, chairs, water fountains, benches, flower pots, bicycles, or individual decorations in any of the common areas.



Motorcycles or scooters can NOT be stored on front or back patios. Owners/Renters can park the items in the overflow on Tierra if there is not sufficient room in their designated parking spot.

Common Area



Please keep in mind that all water heaters, HVAC systems, roofs, utility closets and grounds beyond your patio walls is property of the association. Due to liability all roofs are off limits to homeowners and contractors unless one of our techs are with the individual, this includes patio roofs. If work on other common area items is beyond the skill of our techs, we will contract out the work. You as an owner should not schedule any work to be done on any of the common areas without prior authorization from the office.





**1 DAY
SALE**

SPRING PATIO SALE

MARCH 24, 2018



GOOD FRIDAY

MARCH 30, 2018



EASTER

APRIL 1, 2018



APRIL FOOLS DAY

APRIL 1, 2018



BOARD MEETING

APRIL 10, 2018



FUN IN THE SUN

APRIL 12, 2018



EARTH DAY

APRIL 22, 2018

Classified Advertising

CLASSIFIEDS

NEWSLETTER AD PRICE	WEB PAGE PRICE	PRICE FOR BOTH
BUSINESS CARD \$10.00	BUSINESS CARD \$15.00	\$25.00
QUARTER PAGE \$15.00	QUARTER PAGE \$20.00	\$35.00
HALF PAGE \$20.00	HALF PAGE \$25.00	\$45.00
FULL PAGE \$30.00	FULL PAGE \$35.00	\$65.00

FOR NEWSLETTERS ARE PER ISSUE——WEB POSTING ARE PER MONTH
IF YOU WOULD LIKE TO RENEW FOR WEB POSTING EACH MONTH , PLEASE NOTIFY THE
OFFICE BY THE 5TH OF EACH MONTH OR THE AD WILL BE TAKEN OFF THE WEB.



ADVERTISEMENTS

FOR RENT : 402 D Paseo Sarta Villas West

Furnished 2 bedroom - Newly upgraded
Queen bed and 2 twin beds
East facing patio with mountain view
Wheel chair accessible, close to pool/laundry
Cable/DVD/Wi-Fi/Music system
Unit has GVR

Available: January-March 2019
at \$1,500/mth

Contact: Iona Stenhouse/David Otto
206-325-6765 or
ionastenhouse@gmail.com

RENTALS





PLEASE JOIN US FOR OUR LAST
FUN IN THE SUN UNTIL OCTOBER.
COFFEE AND DONUTS WILL BE SERVED.



PENASCO PARK
THURSDAY, APRIL 12, 2018
10:00-11:00AM