



Green Valley  
**VILLAS WEST**

Condominium Association  
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I would like to take a little time to go over my first three months with everyone. I do want to say I love being here and getting to know so many in this community, We have had a busy start to our summer but I am thrilled in the direction things are going.

1. I first want to clarify on the issue of Danny Yescas termination. Yes there was a large ring of keys that were found in a Villa that he was doing work on but those keys were maintenance keys belonging to Villas West, the key to the Villa was also recovered but not on the key ring. At no time where there Villa Keys on that ring or missing. Danny was not breaking into villas and stealing property, Danny was knocking on doors to be let in to obtain narcotics. This was very isolated and he has not been on property since as the Sheriff Dept. has a full investigation going on and they have been monitoring him around the clock.
2. We have completed cleaning all the roofs and scuppers and we have replaced 3 roofs so far with a 4<sup>th</sup> scheduled for the 9<sup>th</sup>. We will have 5 left to replace.
3. We will resume our painting of buildings on the 9<sup>th</sup> with a bit of a twist as we will be cleaning the HVAC units and recoating roofs with each building that gets painted this will assure all the preventive work that is needed will get done.
4. This season has started off with excessive heat which has caused a lot of our older HVAC units to fail so there has been 6 units replaced since April.
5. Chain up on Penasco, I have put the chain back up on Penasco going into the Townhomes behind us in hopes that will cut back on some of the traffic traveling down to LaCanada.
6. New pest control, we are using University Pest Control service as of June 1<sup>st</sup>. their service covers a rotation of treating the outside perimeters of the buildings, termite and packrat monitoring. They are coming on property every Wednesday to assure proper rotation of treatment, they will spray your

patio area while doing these rotations so if you prefer them not to please the office know.

7. Recycling, during the summer months the community has always cut back to 1 pick up a week, it has become an issue as we have more owners staying over the summer and we also had a lot of new owners. This has caused an issue with it being over filled as people are NOT breaking down moving boxes, leaving vacumes and other appliances. Please break down boxes and if you have additional items that need disposing of please use the landfill off LaCanada and if you have questions on what is recyclable please contact the office.
8. Trees, I know a few people have an issue with some of the trees being removed. To date we have removed 6 Euclyptas, 2 Pine and 1 Mesquite. These trees are diseased and are a threat to our community and human lives. We will at some point replace these with something safer and native to our area. Not all large trees will be removed, only those that are needed for safety reason. If you have any questions or concerns of which trees are tagged please see me in the office and thank you to those that support keeping our community safe.
9. We have recently promoted Marcos Contraras as Villas West new General Formen, Marcos will be overseeing not only Landscaping but Maintenance and Paint dept. as well. Marcos is very well respected in our community and is working diligently to organize these departments to assure our work flow goes in a positive direction. We have made new ID name tags for all the guys out there and Blue logo T-Shirts to identify our guys while they are working on property
10. Pools, thank you for being patient while the S. Pena pool was down. We have completed the serious leak and it is finally up and running. Pool furniture has been ordered and hopefully will be arriving soon. We will be reinforcing the gates and locks on the pools as they are getting old and not securing very well.
11. Reserve Study, we have completed the work going into our reserve study and we should be receiving results back soon.
12. Sewers, we had Valentine Plumbing video the complete property to identify any damage to pipes, our next step will have them to auger and hydroflush the lines initially as they are heavily rooted. We then will be able to maintain lines twice a year after that. We also have begun to remove Oleanders and schrubs along the sewer lines to prevent what we can from going back into the lines.
13. Postal Survey, we received all of our questionairs regarding the Postal Clusters and this time Clusters will not be placed in the Villas. We received a total of 138 opposed and 88 in favor.

As many of you know we said farewell to Paul Vitale and Cheryl Ross that served on our Board of Directors. The existing Board did indeed appoint Jim Sullivan as our new President and Jim Becker as Secretary. I look forward to working with the Board and the community to achieve everything that Villas West is wanting to accomplish.

I want to take a minute to say welcome to all of our new owners and if we can help in any way, please feel free to let us know.

As we bid farewell to our parting owners we wish you well on your new adventures.

As summer is here a reminder to stay hydrated, the desert heat is often not kind so drink plenty of water and stay indoors as much as possible.

Sincerely,

Cathy Russell  
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