



OCTOBER
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.

201 BOARD OF DIRECTORS

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

Treasurer's Report
By Jim Becker



The Operating Fund has received \$1,047,421 cash year to date through August 2018, with Operating Expenses of \$850,308 for a net increase of \$197,114 which was less than budget by only \$3,130. After a contribution of \$199,924 to the Reserve Fund we had only a net decrease of only \$2,810. The most significant variance to budget is Workers Comp Insurance of \$14,028 for the year. This a direct result of unforeseen rate increase.

The Reserve Fund was reduced by \$172,590 year to date after contribution and expenses. The expenditures included \$125,442 for new roofs, \$107,250 in HVAC replacements, \$37,984 for pool equipment and furniture and \$20,191 for restoration of gas lines and water leaks.

Cash Balances at August 31, 2018 were:
Operating Fund cash - \$19,172.74,
Reserve Fund cash - \$17,977.66
Reserve Fund Investments - \$1,923,016.
Fixed Assets have a Net Book Value of \$535,847.

President's Message
By: Jim Sullivan



Thanks to all of you who attended our October board meeting. It was nice to see some old familiar faces and lots of new faces. Thanks to so many owners who participated in our "Owner Input" with comments and suggestions. It is always helpful to have owner input.

Our winter guests are starting to return to the Villas. Just a reminder, if you rent out your villa please have your guest come into the office and get a parking permit and pick up a copy of our "Rules and Regulations" and "Living in Villas West".

We are very fortunate to have such a wonderful and competent staff working for us. Please call our office should you have any work requests, questions or issues and wonderful staff will be happy to help you.



Reserve Study Report
By Jim Becker

A Reserve Study for Villas West was completed this summer by Associated Reserves. They spent several days on sight looking at buildings, pools, grounds, streets and equipment. Generally, the study provides some long-term guidelines for forecasting major maintenance expenses. A Reserve Fund that is between 70% and 130% of the Reserve Study is considered a low risk for special assessments. According to the Reserve Study Villas West is reserved at approximately 89%. This means we are in a low risk situation, which is very good. Over the next few weeks the Board will be reviewing the study and submit it for approval at the

November 13, 2018 Board Meeting. After released, Homeowners will be able to review a copy in the Villas West office.



From the Desk of the General Manager
By: Cathy Russell

As we kick off another season and had our 1st meeting of the season I want to thank everyone that came.

We have had a very busy summer addressing many elements to Villas West and I feel we are moving in a good direction.

I have posted my full managers' report on the website as it covers a great deal of issues being addressed so please feel free to read.

As we start our season I would like to ask our Home Owners to be mindful of our staff as everyone is here to be of service and should be treated with respect. Please if you have any issues that need to be addressed contact the office as our crews are given their work orders first thing in the morning for the day.

I would like to remind everyone that your Board of Directors volunteer their time to help the Villas run smooth. Please be respectful with their time at home with their families

As a reminder that Visitor Parking is for 48 hours to allow a fair rotation of parking. Please park in appropriate parking assigned to your Villa and if 2 vehicles are owned use the overflow on Paseo Tierra.

We have come up with a few issues over the summer with outdated contact information, please make sure all of your contact information is updated in the office and if you have a rental the office needs tenant information as well.

If you have a Villa that is a rental please, we want to remind you that in your CC&R's this must be for a minimum of 30 days. We also ask you to direct your tenants to the website or make sure they have a parking sticker and a copy of the Rules & Regulations.

We would like to remind everyone that your patios are not storage units and need to be kept clean and free of clutter and debris. If you have a tree or shrubs inside that need to be removed or trimmed you may contact the office to have our landscape staff do the work for a charge.

We look forward to our Home Owners returning for a fun filled winter so please keep track of activity dates and join us.



Grounds Committee
By Jim Sullivan



The grounds of Villas West is in the beautiful Sonoran Desert. We try to balance this beauty with a bit of traditional green.

If you want to have a plant placed on common ground you need to fill out a grounds application in the office and it will be looked at by the grounds committee. Consideration will be given as to allergens, beauty, low maintenance, non root invasive and low water use and if drip system is available. When filling out a Grounds request please write or print so we can read it. Please also indicate whether front of or back of unit and try to indicate what type of tree, bush or cactus you are requesting

The Grounds Committee reviewed 28 applications and 18 were approved and 9 denied and one is still pending.

Reminder:

- NO pots or plants on common ground except right under front window
- We plant twice a year (end of April and end of October).

Social Committee
By Marlene Becker



The Season is upon us!!

We will be starting up our monthly Fun in the Sun, coffee and treats time. Please join us the second Thursday of the month for coffee and treats. Meet up with your friends or come meet some of our new residents.

We will be having our Oktoberfest celebration this year on October 20th. Beer and Brats to be had by all!

This years annual fall Patio Sale will be November 17th. Please sign up in the office by November 14th. You will need to purchase your own balloons to mark your villa for the sale. Maps will be handed out on the 13th and 14th.

This years annual Christmas party will be December 15. Space will be limited so make sure your RSVP early. Flyers will be in the November newsletter and on our website.

Keep your eyes out for flyers on upcoming events and as always, check our website (villaswest.org) for up to date information and events.

CHEERS!

Documents Committee Report
By Jim Becker



The Committee continues to review Villa's West documents for improvement. We are currently examining C.C.& R's and Rules and Regulations to assure consistency and relevancy. One Article in the C.C.& R's that needs some clarification is in Article 5.1 Maintenance and Repair of Common Elements and Units. The last sentence in that article is stated as follows:

"The Association shall not be responsible for repair of any interior damage to a unit caused by water infiltration from the roof, or owner installed skylight, unless due to the Association's gross negligence."

Maintenance Report
By Andy Szedlus



2018 totals as of 09/30/18

33 HVAC replacements
8 roofs including 3 patio roofs.
14 tree removals

4/1/18-9/30/18
1241 total work orders of those 177 were heating and cooling and 91 sewer calls.

Architectural Committee
By Jim Becker



We had several Architectural Requests this summer including sheds, porches, new windows and supplemental sidewalks. We had 46 requests that were approved.

I would like to reiterate that anytime you as a homeowner wish to change or update anything on common ground, windows, or doors please remember to complete an Architectural Request.

Budget Committee Report 10/9/18 by Jim Becker



The committee will be working on the budget for 2019 to be presented to the board at the November 13, 2018 Board meeting. In preparing the Budget we try to understand all of the items that are controllable and predictable. Of course there are always issues that were not foreseen that we try to estimate for.

This year we will be concentrating on the following in our forecast:

- Preventive Maintenance Programs
- Safety and Security Programs
- Upgrades in Common Areas
- Forecast Major Maintenance Expenditures utilizing the Reserve Study and internal knowledge.

I feel confident we can forecast a budget that will help guide us in 2019

Living in Villas West is a unique condo life-style!

We all have our "space" but are dependent on others to preserve the enjoyment of that space due to the closeness of all the properties.

To that end, several factors can impact our enjoyment.... NOW is a good time to look around and see if YOU are truly involved in maintaining our peaceful surroundings.

- Is your patio clean and uncluttered? Is there clear access to your mailbox? Storage boxes and clutter attract pack rats and snakes!
- Do you follow the parking guidelines and have a parking sticker on your car?
- Are you careful with your trash can.....garbage must be "bagged" and only put what fits inside the can. The recyclables should be broken down and brought to the bins at the end of Quinta. (We acknowledge the problems that exist with the garbage collection and recyclables and are working with our vendors to make improvements.)
- Please adhere to the recommendations concerning feeding wildlife. Spilled birdseed attracts rodents and snakes.....certain plants are toxic (i.e. heavenly bamboo) .

If you have questions or comments, please feel free to call the office anytime!



**VILLAS WEST CONDOMINIUM ASSOCIATION
OCTOBER 2018 NEWSLETTER**

Villas West Condominium Association

Balance Sheet
As of 08/31/18

Account	Description	Operating	Reserves	Other	Totals
ASSETS					
1128	Washington Federal-Chking	19,172.74			19,172.74
1140	Petty Cash	120.00			120.00
1194	Washington Federal-Reserve		17,977.86		17,977.86
1196	Wachovia/AG Edwards (resv)		1,923,016.43		1,923,016.43
1230	Shuffleboard Courts		4,400.00		4,400.00
1231	Office Equipment		41,892.03		41,892.03
1232	Maintenance Equipment		158,027.16		158,027.16
1234	Landscape Equipment		105,069.12		105,069.12
1240	Maintenance Building		66,094.11		66,094.11
1241	Office Building		72,989.14		72,989.14
1320	Pool Area Equipment		137,985.97		137,985.97
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		1,437,872.12		1,437,872.12
1499	Less Accumulated Depreciation		(2,438,474.08)		(2,438,474.08)
1510	Supplies On Hand	5,000.00			5,000.00
1511	Due (To) /From Reserve	42,790.40			42,790.40
1512	Due (To) From Operating		(42,790.40)		(42,790.40)
	TOTAL ASSETS	<u>67,083.14</u>	<u>2,434,051.13</u>	<u>.00</u>	<u>2,501,134.27</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		2,606,641.33		2,606,641.33
	Subtotal Reserves	<u>69,893.52</u>	<u>2,606,641.33</u>	<u>.00</u>	<u>2,676,534.85</u>
EQUITY:					
	Current Year Net Income/(Loss)	(2,810.38)	(172,590.20)	.00	(175,400.58)
	Subtotal Equity	<u>(2,810.38)</u>	<u>(172,590.20)</u>	<u>.00</u>	<u>(175,400.58)</u>
	TOTAL LIABILITIES & EQUITY	<u>67,083.14</u>	<u>2,434,051.13</u>	<u>.00</u>	<u>2,501,134.27</u>

**VILLAS WEST CONDOMINIUM ASSOCIATION
OCTOBER 2018 NEWSLETTER**

GV VILLAS WEST CONDOMINIUM ASSOCIATION
As of AUGUST 31, 2018

OPERATIONS FUND	ACTUAL	BUDGET	Fav (Unfav) VARIANCE
Receipts			
Residential assessment	\$ 1,021,620	\$ 1,021,440	\$ 180
Late charges	1,878	1,360	\$ 518
Transfer fees	13,250	9,500	\$ 3,750
Laundry	10,558	11,390	\$ (832)
Other Income	115	760	\$ (645)
Total receipts	1,047,421	1,044,450	2,971
Disbursements			
Maintenance	447,838	453,226	5,388
Utilities	192,689	189,505	(3,184)
Administration	126,090	130,950	4,860
Insurance & Taxes	83,690	70,525	(13,165)
Total disbursements	850,308	844,206	(6,102)
Income / Defecit	197,114	200,244	(3,130)
Transfer to Major Maintenance Fund	199,924	200,000	(76)
Net Increase / Decrease in operating fund balance	(2,810)	244	(3,054)
Operating Fund balance as of 12/31/17	69,894	69,894	-
Operating Fund balance at end of period	\$ 67,084	\$ 70,138	\$ (3,054)
MAJOR MAINTENANCE FUND			
Receipts			
Transfer from operations fund	199,924	200,000	(76)
Gain/(Loss) on Investments	(37,567)	\$ -	(37,567)
Additional Reserve Allocation			-
Interest	29,392	20,000	9,392
Total receipts	191,748	220,000	(28,252)
Disbursements			
Roof replacements	125,442	96,600	(28,842)
Street Maintenance	-	65,000	65,000
Pool equipment	37,984	16,000	(21,984)
HVAC replacement	107,250	46,000	(61,250)
Capital equipment	3,662	3,000	(662)
Restoration - Gas Line replacement	20,191	32,950	12,759
Tree Maintenance	52,763	24,000	(28,763)
Contingency	17,047	7,020	(10,027)
Total disbursements	364,339	290,570	73,769
Excess (deficit) of receipts over disbursements	(172,590)	(70,570)	(102,020)
Net Book Value of Fixed Assests	535,847	535,847	-
Major Maintenance Fund Balance as of 12/31/17	2,070,793	2,070,793	-
Reserve Fund Balance as end of period	\$ 2,434,050	\$ 2,536,070	\$ (102,020)
Total Funds	\$ 2,501,134	\$ 2,606,208	\$ (105,074)



BOARD MEETING

Motions passed at the October 9, 2018 Board Meeting

- Ad Hoc Compliance Committee and the Consolidated Mail box proposal removed from topics of discussion.
- We have received the Reserve Study and it is being reviewed by the Board. This will be on the agenda for approval next month.
- There was a motion made and carried to bid out for a certified Roofing consultant.
- A motion was made and carried to Automate our Banking Process.
- Bob Opoka was approved for Chairman of the Nominating committee.
- A motion was made to go forward with our current plan to improve sewer efficiency



Owner Input

We had a lot of owner input at the last Board meeting. Much of the time was spent on roof leaks and the recycling center. There is no answer to the issue we are having with the recycle bins until residents start following protocol as posted.

There were a few issues that were brought to attention

—It was stated that the maintenance carts are driving road speed along the Sidewalks. Management will address the issue.

—Issues with mice was brought up and as discussed there is no quick fix. We are continuously baiting the areas and repairing holes however mice move around and are extremely hard to remedy.

—One owner requested that we start calling back for follow up with requested work orders.

—Gross negligence needs clarification for roof leaks and interior damage.

—It was brought to the owners that we are needing volunteers for the Board and that residents need to keep in mind that our Board are volunteers and should not be “harassed” on property. Leave a message with the office and the requested member will contact you.

—Ants are a BIG issue this year. Our pest control company is here on Wednesdays and is treating the areas as requested. Like mice, they are hard to get rid of as they move from one mound to another.

Welcome Back!

RETURN CHECKLIST

- WE NEED A 3-BUSINESS DAY WRITTEN NOTICE (E-MAIL OR LETTER) TO TURN THE WATER ON, CHECK YOUR HEATING AND COOLING UNIT AND TURN ON THE HOT WATER HEATER. WE MUST HAVE A KEY ON FILE IN ORDER TO ENTER YOUR UNIT TO CHECK FOR WATER LEAKS AND THAT THE HVAC IS WORKING PROPERLY.
- CHANGE MAILING ADDRESS/CONTACT INFORMATION WITH THE OFFICE
- CHANGE AIR FILTER.
- LOOK FOR ANY WATER STAINS THAT POSSIBLY OCCURRED DURING OUR MONSOON SEASON; IF DAMAGE IS NOTICED, PLEASE CONTACT OUR OFFICE.
- REMOVE ROCK FROM TRASH CAN LID
- MAKE SURE THAT ALL PATIO LANDSCAPING IS TRIMMED BACK FROM ALL STRUCTURES SUCH AS ROOFS AND PATIO WALLS
- UPON RETURNING, CHECK YOUR HEATING AND COOLING FOR PROPER WORKING CONDITION. IF YOU ENCOUNTER ANY PROBLEMS, CALL OUR OFFICE AS SOON AS POSSIBLE SO WE CAN GET A TECH OUT TO CHECK YOUR SYSTEM.
- IF YOUR THERMOSTAT IS NOT WORKING, CHECK YOUR BATTERIES AND SEE IF THEY NEED TO BE REPLACED. OUR STAFF WILL BE HAPPY TO HELP IN CHANGING THEM OUT.
- ALL VEHICLES MUST HAVE A PARKING PERMIT INCLUDING ALL TENANTS, LONG AND SHORT TERM. PLEASE MAKE SURE YOUR PARKING STICKER IS VISIBLE ON YOUR VEHICLE...OR COME IN THE OFFICE TO REGISTER A NEW VEHICLE OR TO RECEIVE A REPLACEMENT STICKER.
- IF YOUR POOL / LAUNDRY KEY IS NOT WORKING, COME TO THE OFFICE FOR A REPLACEMENT KEY



AFTER HOURS EMERGENCIES

As you know, the Villas West maintenance staff is available for emergency contact after business hours. In recent months this phone line has been used to report non-emergency items that should be reported to the Villas office during regular business hours, or by message /e-mail for proper follow-up.

Many calls are for things that could have been taken care of earlier in the day! Please do not hesitate to call during office hours if you feel there is a problem, especially with your cooling units. Remember, emergencies include: heating, cooling and exterior sewer line problems ONLY!

We are unable to respond after dark or during inclement weather, and are not available for turning on/off water or to light hot water heaters after hours.

Our staff is more than happy to help you in emergencies, but please remember the guidelines above.

Emergency Phone:

(520) 256-5779

**(reasonable calling hours are before
8 PM and after 6AM)**





FEEDING BIRDS & WILDLIFE

Feeding **birds** is not appropriate in a “desert environment” because **pack rats**, attracted to bird seed wreak havoc on wiring, BBQs, fountains and cars. Rodents eat spilled seed from bird feeders. **Snakes** eat rodents. So...feeding birds often means an increase in snakes. Snake populations tend to cycle along with the rodent populations. Snakes have a keen sense of smell and they use it to effectively follow rodents and other prey. Please remove all bird feeders that may be attracting rodents. **Javelina** also see them as an easy food source and often they look for other food sources nearby.



BRING YOUR DRINK OF CHOICE AND YOUR CHAIR

JOIN US FOR HORSESHOES ON THURSDAYS AT NOON

HORSESHOE PIT ACROSS FROM THE OFFICE

FRIENDLY REMINDER

There are "quiet hours" set for the residence of Villas West. Those hours are from 10:00PM to 7:00AM. Please show respect for your neighbors with excessive noise during these hours.



2018 BOARD MEETINGS

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

OPEN TO ALL OWNERS

NOVEMBER 13



OFFICE WILL BE CLOSED DURING THE



PLEASE UPDATE THE OFFICE WITH YOUR CURRENT MAILING ADDRESS. (SEE PAGE 11 OF NEWSLETTER)

NOTE: THE POST OFFICE DOES NOT DELIVER MAIL TO YOUR VILLA UNTIL YOU HAVE OFFICIALLY CHANGED YOUR ADDRESS.



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, NOVEMBER 9, 2017
10:00am
PENASCO PARK

NEW HOMEOWNERS

APRIL-SEPTEMBER
2018

Robert A Nelson
329 A Sarta

Maria Perez
341 A Camino Penasco

Frank Senelly & Lola Lewis
435 B Tierra

Angelo & Melissa Poli
160 B La Canada

Martin Huerta
373 D Pena

Michael & Lurna Seeger
372 B Sarta

Mark & Donna Zierk
135 C Quinta

Antoinette Scafidi
452 A La Canada

Linda & Robert Jacobson
276 C Sarta

Mark & Laurie Westrich
104 B Sarta

Gwendolyn Bornhoft
387 A Quinta

James & Deborah Booher
144 D Pena

Cathy Striegel
317 C Tierra

Thomas Bowes
385 B Camino Penasco

Sue Boyle
444 B Sarta

Robert Boughner
233 A Pena

David Van Dyken
262 A Quinta

Jeanette Stedifor
207 A Quinta

Agnes Klieger
273 D Tierra

Mike & RJ Gilleran
445 B Quinta

Timothy & Christine Bradley
92 A Pena

Glenn & Marilyn Bauer
207 B Quinta

Gail Schmieder
483 A Pena

Beverly Chiarpotti
221 A Pena

Elizabeth Ward
133 C Pena

Robert & Kimberly Gomez
189 C Sarta

Kenneth & Antoinette Moore
187 D Quinta

Karen Campasano
184 D La Canada

Ellen Thornton & Carolyn Strayn
345 A Sarta

Steven Carroll
187 C Quinta

Rod & Roxanne Henning
247 B Sarta

Tri Pyramid Living Trust
430 D Sarta



**VILLAS WEST CONDOMINIUM ASSOCIATION
OCTOBER 2018 NEWSLETTER**

**PLEASE UPDATE YOUR CONTACT INFORMATION WITH THE OFFICE.
DUE TO A FEW INCIDENCES LATELY, WE ARE REQUESTING THAT THIS
INFORMATION BE KEPT CURRENT. PLEASE COMPLETE THE BELOW
INFORMATION AND RETURN TO THE OFFICE AT YOUR EARLIEST
CONVENIENCE**

ENTRANCE AUTHORIZATION

Date: _____

To: Villas West Condominium Association

Villas West is hereby authorized to retain a key to _____ in the unit owner's file to be used for entrance to the unit for maintenance purposes upon the unit owner's request or in the event of an emergency. This authorization is to remain in force until withdrawn in writing.

Signed:

eMail address: _____

VILLA CARETAKER

Name: _____

Phone# _____

NEAREST RELATIVE / EMERGENCY CONTACT — NOT LIVING WITH YOU

Name: _____

Address: _____

Phone# _____

ADDRESS OTHER THAN VILLA

Name: _____

Address: _____

Phone # _____

IN CASE YOU MISSED IT



APRIL 2018 NEWSLETTER



Mail Center Survey: We will be doing a survey on whether Villas West will be converting the postal routes into centralized mail box clusters with the exception of those who are not able to walk the distance (will continue to get mail delivered to unit). The survey is in this newsletter and also available on line. Please take the time to fill it out and get back to our office or you may email or fax it back as we need this by June 1st, 2018 to determine whether we move forward or not.

UPDATE: SUREVEYS WERE COLLECTED AND THE INSTALLATION OF THE CENTRAL MAIL-BOXES WAS VOTED DOWN BY THE MAJORITY OF SURVEYS RETURNED.

Our Spring and Summer Projects:
Clean Building Roof's and Document Condition of each Roof.
Clean Water Heater closets
Clean and Repair Utility sheds.
Update swimming pools with automated control systems.
Complete the trip hazard repair project.
Complete a sewer preventive maintenance project.
Complete a Reserve Study.
Initiate Gas Line Audit thru SWG.

UPDATE: ALL POOLS HAVE THE AUTOMATED CONTROL SYSTEMS INSTALLED. ALL ROOFS HAVE BEEN CLEANED AND NOTED AS TO WHICH ONES ARE TO BE REPLACED AND THOSE THAT NEEDED MINOR REPAIR RECEIVED IT. WE HAD ALL SEWER LINES INSPECTED BY CAMERA AND WE ARE WORKING ON A COMPREHENSIVE REPAIR AND MAINTENANCE PLAN. A RESERVE STUDY WAS COMPLETED AND REVIEWED. STEPS WILL BE TAKEN TO PREPARE FOR THE FUTURE OF THE VILLAS AND SOME SUGGESTED ITEMS WILL BE BUDGETED IN FOR NEXT YEAR.

The new website is up and running, we are asking as many owners as possible to utilize it to the fullest as it will be managed in house with all the updates necessary to keep all informed. As mentioned at the April 10th Board meeting it is very costly to mail newsletters so they will always be updated and available on line with availability to pick up a copy in the office if needed. Please check it periodically over the summer as updates will be posted as our projects are completed.

UPDATE: NEWSLETTERS WILL NO LONGER BE MAILED FROM THE OFFICE. THEY ARE AVAILABLE ON OUR WEBSITE OR IN THE OFFICE FOR PICK-UP.

The
Bulletin Board

BEGINNING JANUARY 1, 2019 WE WILL NO LONGER BE USING THE LOCKBOX IN PHOENIX AND NO COUPON BOOKS WILL BE MAILED.

**ALL PAYMENTS WILL NEED TO BE MAILED TO
PO BOX 120, GREEN VALLEY, AZ 85622.**



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

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.

**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.



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.

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.



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.



THINGS TO COME



OKTOBERFEST

OCTOBER 20, 2018



WHITE ELEPHANT PARADE

OCTOBER 27, 2018



HALLOWEEN

OCTOBER 31, 2018



FUN IN THE SUN

NOVEMBER 8, 2018



BOARD MEETING

NOVEMBER 13, 2018

**1 DAY
SALE**

FALL PATIO SALE

NOVEMBER 7, 2018



**VETERANS DAY
OFFICE CLOSED**

**NOVEMBER 11, 2018
NOVEMBER 12, 2018**



**THANKSGIVING
OFFICE CLOSED**

**NOVEMBER 22, 2018
NOVEMBER 22 & 23, 2018**

Classified Advertising

CLASSIFIEDS

BUSINESS CARD	\$10.00
QUARTER PAGE	\$15.00
HALF PAGE	\$20.00
FULL PAGE	\$30.00

PRICES 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.

RENTALS

ADVERTISEMENTS

FOR SALE

FOR RENT

Villas West Rental 2018-19

Beautifully tiled & furnished 2-BR

Dishwasher, microwave

Cable, internet, beautifully tiled walk-in shower

Open, airy space, ceiling fans

Great patio with tiled grill area

Nearby laundry room, pool, GVR

Not available Dec 2018-Mar 2019

No Smoking, No Pets!

Call: 860.460.1720



West Villa for rent on South Quinta

2bdr, 1bth furnished— queen bed and new sofa bed mattress— upgrade shower—w/d, front parking—east facing—mtn view

\$1100.00 mth plus elect/gas

NO GVR

Contact Michelle 520.648.7524 available January 2019



Soldbyus1 *Sell Your Unwanted Items Fast*

We at Soldbyus1 will sell all items. Our service includes estimating, pick-up, packaging, selling of the item, payment and any follow-up including buyers questions. You will receive your payment in cash 10 days after completion of the sale. Larger items are usually listed as local pick-up. I will personally be available to oversee there pick-up and payment.

We charge a 20% commission of items plus any selling fees. The total cost could vary between 25-28 % of the total selling cost. We at Soldbyus1 feel it necessary for you the customer to know the total amount that could be charged because some sites have selling fees, others do not.

If we at soldbyus1 can be of any service to you we will be happy to meet with you. Our service will guarantee you a hassle-free selling experience.

Thanks Paul Vitale Enterprises dba soldbyus1@gmail.com
contact us @ soldbyus1@gmail.com or call Paul @ 520-999-1825



Oktoberfest

PENASCO PARK

SATURDAY, OCTOBER 20, 2018

1pm-4pm



BEER

BRATS

SAUERKRAUT

GERMAN CHOCOLATE CAKE

WILL BE PROVIDED BY THE

ASSOCIATION



Bring a chair and enjoy the fun!!





FUN IN THE SUN
FOR THE MONTH OF
NOVEMBER ONLY!!

COFFEE AND PIE WILL BE PROVIDED



PENASCO PARK
NOVEMBER 8, 2018
10:00-11:00AM

PLEASE FEEL FREE TO BRING
YOUR FAVORITE PIE TO SHARE