



Green Valley
VILLAS WEST

Condominium Association
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December 13, 2018

Happy Holidays Everyone,

As just like the summer we continue with ongoing projects.

Red Mountain Roofing has been contracted to do full inspection and Evaluations of roofs to help prioritize replacements and repairs.

A reminder that Owners are NOT allowed on the roofs.

Please let Red Mountain do their inspections and do not harrase them,

If you have any questions regarding your roof, please contact the office and not them.

Valentine Plumbing has been on site evaluating and reaping sewer lines

And we have gotten a more aggressive in removing vegetation that does indeed effect the sewers. And on that note please use care on what goes down the toilets and sinks and please DO NOT USE WIPES in the toilet or GREASE in the sinks.

Also a quick reminder to periodically check the water supply lines on the toilets as these will and do crack from time to time which will cause severe water damage inside your unit.

Please read the attached letter in this packet from our Attorney regarding roof leaks and attached resolution.

Please remember that HOA fees have gone up \$10.00, starting Jan 1st. to \$200.00
Reminder that coupon books will no longer be available.

Please make sure your account is current to be able to vote or it will be pulled from counting.

Please utilize the website as it is very challenging to communicate with 672 unit owners as we try to keep things as current as possible.

Please make sure all contact is current with the office as we do mailings from time to time and want to assure it gets to you. Also please make sure emergency contact info is on file for urgent matters.

As everyone starts to return for the winter, please remember that each unit has one designated parking spot and if needed parking available with permit on Tierra.

We will begin Patio inspections soon, so as a reminder that patios are not storage areas and must be kept clean.

We have come across many owners doing alterations to outside the units without submitting proper request for approval. If you have questions on what needs approval please feel free to contact the office. A quick reminder that even inside your patio, approval is needed if anything is altered such as pavers etc.

I hope all our residents that are here decorate for the holidays and a reminder if you do, register at the office to be eligible for judging as there will be 1st, 2nd and 3rd place winners to be announce in January.

Please make sure your ballots are filled out correctly and mailed on time to vote.

All the staff here want to wish everyone a very Happy Holiday
And Prosperous New Year.

Cathy Russell
General Manager