

JANUARY
2019

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>Jim Becker Treasurer</i>	<i>Architectural/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

Titan Trash
If no pickup: (520) 393-7891



Mail

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



Snake Removal

President's Message

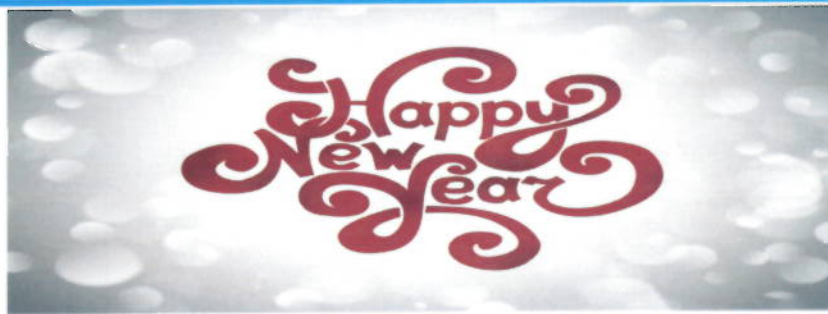
By: Jim Sullivan



Greetings in the new year...Welcome 2019!!

First of all I would like to thank Jim Becker for filling in for me and presiding over the January board meeting. I hear he did a great job! Thank you Jim.

I hope you have all received your voter information, occupancy survey and fair housing compliance statement. Please carefully review these forms, submit forms and vote for the two candidates of your choice. The deadline is February 8, 2019. If for some reason you did not receive a ballot packet please go to the office and get a replacement.



Manager's Report

By Cathy Russell



Happy New Year Everyone!

As we go into 2019, yes the weather indicates we may be in for a crazy winter.

I want to take a moment to happily say our guys now have their new shirts, take a look as they are very nice and definitely stand out. These shirts have the Villas West Logo and their name logos'.

Also a quick note that these guys have been working very hard and proud to announce we went thru 2018 accident free.

Please remember all the activities going on thru the season and I will be adding an activities calendar to the website soon. This is a great way to meet your neighbors.

Did you know that January is International Coffee Gourmet Month? Drink up and enjoy.

"Winter, a lingering season, is a time to gather golden moments, embark upon a sentimental journey, and enjoy every idle hour."

- John Boswell

Maintenance Report
By Andy Szedlus



I want to comment on two major issues that our manager (Cathy) has in her report, sanitary plumbing and roof integrity.

It is critical that all of our sewer lines are accessible for mechanical cleaning. Many of our sewer lines are too long for total access. Installation of two-way cleanouts will provide us with access to the entire line. Cathy has contacted "Valentine Plumbing", a local company that has done this type of work in Green Valley. All work will be done on the main sewer lines and all other lines and those going into units will remain untouched. We have to maintain what exists and do a better job at it. We will continue to repair and/or replace sewer lines as needed. All residents can help by being careful of what is being put into the sewer system.

We have been in contact with Red Mountain Roofing out of Mesa, AZ for the past several weeks. The scope of work proposed and the material to be used would give Villas West a 10 year no leak and 20 year "NDL" warranty. The 10 year refers to proper installation by contractor while the 20 year warranty is for the roofing material itself by the manufacturer. Villas West would have responsibilities to maintain the roof as specified by the manufacture to keep the 20 year warranty.

Cathy has signed a contract with Red Mountain to re-roof two quad buildings. The material for the first building is on site awaiting better weather. Cathy and I have discussed proceeding with caution before committing to additional buildings. Our maintenance supervisor (Marcos) and I will be on site on a regular schedule while the installation progresses, my intent is to expose and educate Marcos to be Villas West "eyes" on the roof in the future.

Cathy and I have discussed hot water tanks and utility closets. The installation of new high efficiency 30 gallon tanks are easier to install in a tight space and provide adequate hot water. Any 40 gallon tanks still in use will be replaced with these 30 gallon tanks when they fail. We buy locally with our supplier agreeing to maintaining an inventory.

We identify and grind down trip hazards where concrete sidewalks have expanded and heaved up from the summer heat. For some unknown reason expansion joints were not installed when Villas West was constructed. An expansion joint should be installed at least every 20 feet of walking distance. In the future we should take the opportunity to install these expansion joints everywhere we can when cement work is done.

Website



REMEMBER!!

CHECK OUR WEBSITE FOR ANY UP TO DATE INFORMATION AND EVENTS!!

Grounds Committee
By Jim Sullivan



During the January 2019 meeting there were three grounds applications approved. I have several new applications and we are working on reviewing them for the next report.

I have noticed that a lot of the plants in the Villas have gotten frost bite and look dead. I have seen this in the past and I hope that when the weather turns warmer that these plants will come back. The next new planting will be in April.

NOTE: All Christmas decorations, lights, etc.. Are to be taken down by January 15, 2019

Social Committee
By Lila Szedlus



Fun in the Sun in December was well attended and two of the three candidates for the board were introduced.

The Christmas Party held at the American Legion was also well attended. We had 81 reservations and had 80 in attendance. Due to illness one was unable to attend. A neighbor was able to bring her a Christmas plate and I took a poinsettia the next day. Everyone had a good time at the party. There was a lot of food and we had a large donation of toys for the children.. Next year the party will be at the American Legion on December 16, 2019 (weekday). See you there.

Four prizes will be given for the Patio Christmas Light Contest. These prizes were handed out at the coffee hour. There were more lights this year and it was real hard to pick winners, I thought they were all winners!

February Fun in the Sun will be on Valentines Day, February 14, 2019. If anybody would like to bring a plate of cookies it would be great!

Our website will have a page for all activities in Villas West and their scheduled times and place for the year. If you have a planned activity, weekly or monthly event, please contact the office personnel to have the information put into the newsletter.

Documents Committee Report
By Lila Szedlus



Some of our documents are in the process of being updated with current information and more clarity. Some of the documents being worked on are the Rules and Regulations and Living in Villas West. Some documents are under review with our attorney before publishing.

**VILLAS WEST CONDOMINIUM ASSOCIATION
JANUARY 2019 NEWSLETTER**

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Run Time: 11:07 AM

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Villas West Condominium Association

Balance Sheet
As of 11/30/18

Account	Description	Operating	Reserves	Other	Totals
ASSETS					
1128	Washington Federal-Chking	45,608.41			45,608.41
1140	Petty Cash	120.00			120.00
1194	Washington Federal-Reserve		16,339.03		16,339.03
1196	Wachovia/AG Edwards (resv)		1,867,622.12		1,867,622.12
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	959.79			959.79
1512	Due (To) From Operating		(959.79)		(959.79)
TOTAL ASSETS		51,688.20	2,418,848.60	.00	2,470,536.80
LIABILITIES & EQUITY					
CURRENT LIABILITIES:					
Subtotal Current Liab:		.00	.00	.00	.00
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		69,893.52	2,606,641.33	.00	2,676,534.85
EQUITY:					
Current Year Net Income/(Loss)		(18,205.32)	(187,792.73)	.00	(205,998.05)
Subtotal Equity		(18,205.32)	(187,792.73)	.00	(205,998.05)
TOTAL LIABILITIES & EQUITY		51,688.20	2,418,848.60	.00	2,470,536.80

**VILLAS WEST CONDOMINIUM ASSOCIATION
JANUARY 2019 NEWSLETTER**

GV VILLAS WEST CONDOMINIUM ASSOCIATION
As of NOVEMBER 30, 2018

OPERATIONS FUND	ACTUAL	BUDGET	Fav (Unfav) VARIANCE
Receipts			
Residential assessment	\$ 1,383,315	\$ 1,404,480	\$ (21,165)
Late charges	2,771	1,840	\$ 931
Transfer fees	17,250	12,750	\$ 4,500
Laundry	12,623	13,400	\$ (777)
Other income	217	1,070	\$ (853)
Total receipts	1,416,177	1,433,540	(17,363)
Disbursements			
Maintenance	626,512	633,342	6,830
Utilities	251,678	251,105	(573)
Administration	168,956	177,445	8,489
Insurance & Taxes	112,312	94,920	(17,392)
Total disbursements	1,159,458	1,156,812	(2,646)
Income / Defecit	256,719	276,728	(20,009)
Transfer to Major Maintenance Fund	274,924	275,000	(76)
Net Increase / Decrease in operating fund balance	(18,205)	1,728	(19,933)
Operating Fund balance as of 12/31/17	69,894	69,894	-
Operating Fund balance at end of period	\$ 51,689	\$ 71,622	\$ (19,933)
MAJOR MAINTENANCE FUND			
Receipts			
Transfer from operations fund	274,924	275,000	(76)
Gain/(Loss) on Investments	(48,811)	\$ -	(48,811)
Additional Reserve Allocation			-
Interest	40,247	27,500	12,747
Total receipts	266,360	302,500	(36,140)
Disbursements			
Roof replacements	148,733	104,000	(44,733)
Street Maintenance	-	65,000	65,000
Pool equipment	47,988	16,000	(31,988)
HVAC replacement	154,500	59,800	(94,700)
Capital equipment	4,531	3,000	(1,531)
Restoration - Gas Line replacement	27,391	38,500	11,109
Tree Maintenance	53,963	24,000	(29,963)
Contingency	17,047	9,630	(7,417)
Total disbursements	454,152	319,930	134,222
Excess (deficit) of receipts over disbursements	(187,793)	(17,430)	(170,363)
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	\$ 2,418,848	\$ 2,589,210	\$ (170,363)
Total Funds	\$ 2,470,536	\$ 2,660,832	\$ (190,296)



MOTIONS PASSED AT THE JANUARY 8, 2019 BOARD MEETING

- **A motion was made and carried to accept the proposal from Red Mountain Roofing for consulting and evaluation of ALL roofs.**
- **A motion was made and carried to table the banking process proposal until further information is received**
- **A motion was made and carried to discontinue discussion on the sewer maintenance plan as there seems to be a plan in action.**

Owner Input

- **Jim Becker took a moment to thank Shirley Law for taking over and heading up the nominating committee.**
- **All candidates for the board were present and introduced**
- **A large discussion was had regarding an owners unit and a three month roof leak. Cathy addressed the owner and let him know that his roof is the next roof to be replaced and that the proposal has been signed. Andy Szedlus stated that he would be following up.**
- **There was some discussion regarding dog waste and not being picked up.**
- **Unfortunately we have outsiders coming into our property and some residents who refuse to clean up after their pets. We can not police this therefore it was suggested by Cathy that they obtain photo evidence and turn that over to Pima Animal Control.**
- **A discussion regarding communication was had. There were some good suggestions and Cathy and the board will be looking into some ways to better improve this.**
- **Other discussions had were regarding parking permits, overhanging vehicles and the approved cart pad along Penasco.**

PLEASE REMEMBER—THERE IS LIMITED TIME (DUE TO TIME CONSTRAINTS) AT THE END OF EACH MEETING FOR OWNERS TO GIVE THEIR INPUT. PLEASE REFRAIN FROM ASKING QUESTIONS OR MAKING COMMENTS UNTIL THE BOARD HAS COMPLETED ALL REPORTS. ALSO, OWNER INPUT IS STRICTLY FOR OWNERS AND ALL QUESTIONS OR CONCERNS SHOULD BE ADDRESSED TO THE BOARD. ANY PERSONAL ISSUES SHOULD BE ADDRESSED WITH THE BOARD IN PRIVATE.

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
7 PM and after 6AM)



2019 CHANGES

There are a few changes for 2019 you need to be aware of:

1. Due to some changes in our banking system and posting there will be no coupon books sent this year. For those individuals who mail their checks to the PO Box in Phoenix, beginning January 1, 2019 you will need to mail all payments to the office at

PO Box120
Green Valley, AZ 85622

2. Dues will increase \$10.00 per month. Monthly dues beginning January 1, 2019 will be \$200.00. We have received many January payments that were \$10.00 short. Please make any adjustments you need to insure the correct amount is being sent.

3. Newsletters will no longer be mailed. They are available online at villaswest.org or in our office. If you have no computer or access call the office to be put on our mailing list.

4. 2019 Board Meetings will be held at
Friends in Deed
301 W. Camino Casa Verde room D

**IMPORTANT
NOTICE**

PAINTING NOTICE!!!

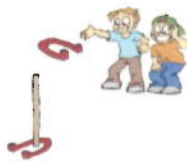
Letters are sent out prior to the painting of your unit stating that all items must be moved away from the unit and patio walls. Our crew members will move the furniture and items as needed to complete their work and the owner will be charged \$25.00. Any "decorations" located outside must be removed by the homeowner.

It is the homeowners responsibility to move all items back to original location.

The Association will not be liable for any damage or loss to items left on patio.

**BRING YOUR DRINK OF CHOICE AND
 YOUR CHAIR**

**JOIN US FOR
 HORSESHOES ON
 THURSDAYS AT NOON**



**HORSESHOE PIT ACROSS FROM THE
 OFFICE**

**Please keep in mind that the staff parking spots
 are for staff and may be empty as they are on
 lunch and will be back. Please do not block office
 access and make sure your vehicle is not
 impeding traffic or parking.**

JOIN US FOR SHUFFLEBOARD

8:30-9:00am Fridays

N. Sarta Courts

**Don' know how to play—
 no problem we will teach you.**



**Coffee provided
 Treats are welcomed**



**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, FEBRUARY 14, 2019

**10:00am
 PENASCO PARK**

NEW HOMEOWNERS

NOVEMBER AND DECEMBER

Becky L Goodrich	221 C Pena
Sharon K Whiton	220 B Pena
Steve Stauffer	329 B Quinta
Glenn Schmieder	146 C Tierra
Jerry Shandley	316 C Sarta
Meredith Winborn	176 B Sarta
Alice Simpson	430 D Sarta
Chris Colby	357 B Quinta
Kermit Ketchum	233 D Tierra
Clyde Raabe	135 D Tierra
Meredith Winborn	317 D Tierra





Board Meeting

2019 BOARD MEETINGS

BOARD MEETINGS ARE
HELD AT FRIENDS IN DEED
ROOM D —9:30 AM

OPEN TO ALL OWNERS

FEBRUARY 12—ANNUAL AT GVR EAST CENTER
MARCH 12
APRIL 9
OCTOBER 8
NOVEMBER 12



OFFICE WILL BE CLOSED DURING THE MEETING

Make your
Vote
Count

ALL BALLOTS ARE TO BE RETURNED TO THE
OFFICE BY NOON FEBRUARY 8, 2019 TO BE
COUNTED.

RESULTS WILL BE ANNOUNCED AT THE ANNUAL MEETING



SUN	MON	TUE	WED	THUR	FRI	SAT
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

Calendar of Events



DITCH YOUR RESOLUTION DAY

JANUARY 17, 2019



SOUP SWAP DAY

JANUARY 20, 2019



***U.S. CIVIL RIGHTS CIVIL RIGHTS DAY
OFFICE CLOSED***

JANUARY 21, 2019



GROUND HOG DAY

FEBRUARY 2, 2019



THANK YOUR MAILMAN

FEBRUARY 4, 2019



ANNUAL MEETING

FEBRUARY 12, 2019



FUN IN THE SUN

FEBRUARY 14, 2019



LOVE VALENTINES DAY

FEBRUARY 14, 2019



***PRESIDENTS DAY
OFFICE CLOSED***

FEBRUARY 18, 2019

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

**PLEASE NOTE—THERE IS ONLY ONE
CHARGE FOR ADVERTISEMENTS.**

**THE WEBSITE NO LONGER HAS A
TAB FOR CLASSIFIEDS — ALL ADS
ARE PLACED IN THE NEWSLETTER
WHICH IS THEN PLACED ON OUR
WEBSITE.**

February 2019

**One bedroom casita in Villas West
AVAILABLE for RENTAL.**

**February 1st to February 28th 2019. \$1,500.
Completely furnished, king-sized bed, walk-in shower, Wi-Fi,
mountain view, morning sun. GVR available**

**Contact: bethdingman@gmail.com
520 207 6449**

