

***FEBRUARY***  
***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](mailto:villas-west@qwestoffice.net)

***Web site: [www.villaswest.org](http://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.

## 2019 BOARD OF DIRECTORS

<u>Office</u>	<u>Committee</u>
<i>Jim Becker</i> <i>President</i>	<i>Architectural</i>
<i>Andy Szedlus</i> <i>Vice President</i>	<i>Maintenance</i>
<i>Mary Meister</i> <i>Secretary</i>	<i>Documents/Communication</i>
<i>Chris Fisher</i> <i>Treasurer</i>	<i>Budget/Finance</i>
<i>Lila Szedlus</i> <i>Director</i>	<i>Grounds/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](mailto:villas-west@qwestoffice.net)

Web site: [www.villaswest.org](http://www.villaswest.org)

General Manager: **Cathy Russell**

Email address: [manager.villas-west@qwestoffice.net](mailto:manager.villas-west@qwestoffice.net)

Administrative Assistant: **Nina Gallego**

Office Manager / Bookkeeper: **Dorothy Gates**

Email address: [dorothy.villas-west@qwestoffice.net](mailto: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

## 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

(520) 629-9200

**President's Message**  
**By: Jim Becker**



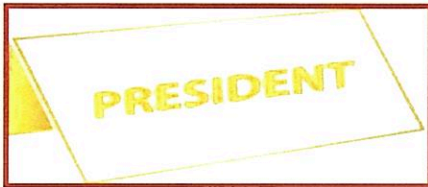
**Hello Villas West**

With the completion of the annual meeting and the election of two new Board of Directors I believe we are energized to continue to go forward in maintaining Villas West as a great place to be. With the hiring of Cathy Russell and the promotion of Marcos Contreras I believe we are positioned for good things at Villas West.

We have a solid plan to repair and replace roofs and begin an intense preventive maintenance program. We are also diligently working to improve the sewer system with a systematically inspection and cleaning of all sewer lines and implementing a systematic preventive maintenance program.

With 55-year-old buildings we are experiencing wear and tear and we are being very aggressive and proactive in improving our properties to maintain the beauty and value of Villas West.

**Thank you for patience, understanding and great support.**



**Manager's Report**  
**By Cathy Russell**



I want to thank everyone that came to the Annual meeting and welcome our 2 new Board Members Chris Fisher and Mary Meister, we all appreciate the two of you stepping in and being a part of Villas West.

I also want to take this opportunity to thank Jim Sullivan and Marlene Becker for their role in helping Villas West continue to thrive. They both have been a positive part in my first year here and for that, I will be forever grateful.

~This entire month has been dedicated to chocolate! The month is celebrated as the National Chocolate Lovers Month.

**~While it is February one can taste the full joys of anticipation. Spring stands at the gate with her finger on the latch.**

*Patience Strong*

**2018 ANNUAL RECAP**  
**BY: JIM BECKER**



**Summary of 2018 Highlights**

- Cathy Russell hired as new General Manager in March.
- Promoted Marcos Contreras to General Foreman over Maintenance and Landscaping crews.
- Upgraded the swimming pools systems to automatically control water quality.
- Created a Building Repair and Painting schedule to systemically clean, repair and paint buildings.
- Continuing to repair sidewalks and eliminate trip hazards.
- Continued the removal of dangerous trees while maintaining the beauty of Villas West grounds.
- Improved Villas West Web Site to better communicate to residents and home owners.
- Reviewed and Inspected Sewer system identifying issues and creating a plan of action.
- Inspecting and analyzing all of the roofs to minimize leak issues and determine a solution.

**Projects Going Forward**

- Sewer Plan – Valentine Plumbing has Reviewed and Inspected all sewer lines. Cleaning and Repair is currently in process. Also, identified where additional clean outs need to be located to help alleviate backups.
- Roof Improvement Plan – First we needed to determine the type of technology we needed to go forward with to replace and repair roofs. We examined several types of technology and determined a TPO material is the direction we wanted to go. Then we asked Red Mountain Roofing to create an inspection analysis of all roofs in Villas West. This report helps us identify and prioritize issues improving the condition of roofs. Consequently, the Board has formulated a plan to systematically replace roofs and repair those in need.
- Lighting of Villas West – Review and improve the lighting of the Villas West. This is a future project to be addressed as time and money allows. Current issues are being addressed now.
- Street Maintenance – A review and assessment of all streets in Villas West will be completed in 2019. Appropriate action will be completed base on the assessment.

## **Summary of 2018 Financials for year ended December 31, 2018**

The Financial Statements for Villas West for year ending December 31, 2018 have been reviewed and determined to be reasonable and accurate.

### **Operating Fund 2018**

The Operating Fund receipts for 2018 was \$1,563,330, with Operating Expenses of \$1,269,540 for a net increase of \$293,779 which was slightly less than budget by only \$6,221. After a contribution of \$306,584 to the Reserve Fund we had only a net decrease of only \$12,805.

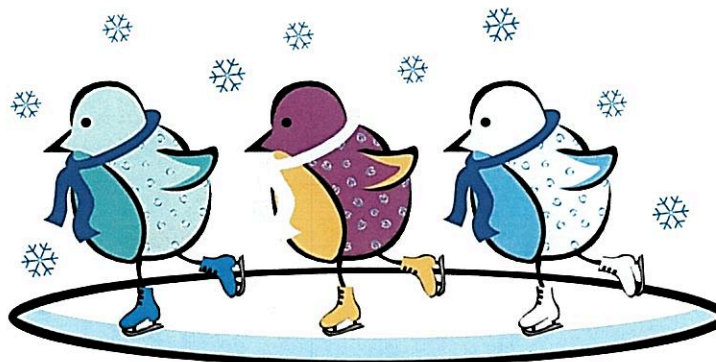
### **Reserves Fund 2018**

The Reserve Fund after contribution and expenses was reduced by \$193,422 in 2018. The expenditures included \$166,904 for new roofs, \$180,150 in HVAC replacements, \$39,288 for pool equipment and furniture, \$32,790 for restoration of gas lines and water leaks and \$53,963 for Tree Maintenance.

### **Cash Balances and Assets**

Cash Balances at December 31, 2018 were: Operating Fund cash - \$51,442, Reserve Fund cash - \$5,019.15 and Reserve Fund Investments - \$1,872,999.

Fixed Assets have a Net Book Value of \$535,847.



**VILLAS WEST CONDOMINIUM ASSOCIATION  
FEBRUARY 2019 NEWSLETTER**

**Villas West Condominium Association**

Balance Sheet

As of 12/31/18

Account	Description	Operating	Reserves	Other	Totals
<b>ASSETS</b>					
1128	Washington Federal-Chking	51,321.86			51,321.86
1140	Petty Cash	120.00			120.00
1194	Washington Federal-Reserve		5,019.15		5,019.15
1196	Wachovia/AG Edwards (resv)		1,872,999.18		1,872,999.18
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
	<b>TOTAL ASSETS</b>	<b>56,441.86</b>	<b>2,413,865.57</b>	<b>.00</b>	<b>2,470,307.43</b>
<b>LIABILITIES &amp; EQUITY</b>					
<b>CURRENT LIABILITIES:</b>					
	Subtotal Current Liab.	.00	.00	.00	.00
<b>RESERVES:</b>					
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
<b>EQUITY:</b>					
	Current Year Net Income/(Loss)	(13,451.66)	(192,775.76)	.00	(206,227.42)
	Subtotal Equity	(13,451.66)	(192,775.76)	.00	(206,227.42)
	<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>56,441.86</b>	<b>2,413,865.57</b>	<b>.00</b>	<b>2,470,307.43</b>

**VILLAS WEST CONDOMINIUM ASSOCIATION  
FEBRUARY 2019 NEWSLETTER**

**GV VILLAS WEST CONDOMINIUM ASSOCIATION  
As of DECEMBER 31, 2018**

<b>OPERATIONS FUND</b>	<b>ACTUAL</b>	<b>BUDGET</b>	<b>Fav (Unfav) VARIANCE</b>
<b>Receipts</b>			
Residential assessment	\$ 1,528,330	\$ 1,532,160	\$ (3,830)
Late charges	3,046	2,000	\$ 1,046
Transfer fees	17,750	14,000	\$ 3,750
Laundry	13,615	14,250	\$ (635)
Other Income	577	1,150	\$ (573)
<b>Total receipts</b>	<b>1,563,319</b>	<b>1,563,560</b>	<b>(241)</b>
<b>Disbursements</b>			
Maintenance	688,888	687,020	(1,868)
Utilities	274,887	275,165	278
Administration	185,754	197,355	11,601
Insurance & Taxes	120,011	104,020	(15,991)
<b>Total disbursements</b>	<b>1,269,540</b>	<b>1,263,560</b>	<b>(5,980)</b>
Income / Defecit	293,779	300,000	(6,221)
Transfer to Major Maintenance Fund	307,231	300,000	7,231
<b>Net Increase / Decrease in operating fund balance</b>	<b>(13,452)</b>	<b>-</b>	<b>(13,452)</b>
Operating Fund balance as of 12/31/17	<b>69,894</b>	<b>69,894</b>	<b>-</b>
<b>Operating Fund balance at end of period</b>	<b>\$ 56,442</b>	<b>\$ 69,894</b>	<b>\$ (13,452)</b>
<b>MAJOR MAINTENANCE FUND</b>			
<b>Receipts</b>			
Transfer from operations fund	307,231	300,000	7,231
Gain/(Loss) on Investments	(47,505)	\$ -	(47,505)
Additional Reserve Allocation			-
Interest	44,319	30,000	14,319
<b>Total receipts</b>	<b>304,045</b>	<b>330,000</b>	<b>(25,955)</b>
<b>Disbursements</b>			
Roof replacements	166,904	104,000	(62,904)
Street Maintenance	-	65,000	65,000
Pool equipment	39,288	16,000	(23,288)
HVAC replacement	180,150	69,000	(111,150)
Capital equipment	6,678	3,000	(3,678)
Restoration - Gas Line relacement	32,791	38,500	5,709
Tree Maintenance	53,963	24,000	(29,963)
Contingency	17,047	10,500	(6,547)
<b>Total disbursements</b>	<b>496,820</b>	<b>330,000</b>	<b>166,820</b>
Excess (deficit) of receipts over disbursements	(192,775)	-	(192,775)
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	-
<b>Reserve Fund Balance as end of period</b>	<b>\$ 2,413,865</b>	<b>\$ 2,606,640</b>	<b>\$ (192,775)</b>
<b>Total Funds</b>	<b>\$ 2,470,307</b>	<b>\$ 2,676,534</b>	<b>\$ (206,227)</b>

**VILLAS WEST CONDOMINIUM ASSOCIATION  
FEBRUARY 2019 NEWSLETTER**

**Villa's West  
2019 Approved Budget**

	<u>Budget</u>
<b>Operations Fund:</b>	
Receipts:	
Assessments	1,612,800
Late Charges	2,000
Transfer Fees	14,000
Laundry	15,800
Other Income	700
Total Receipts	<u>1,645,300</u>
Disbursements:	
Maintenance	709,225
Utilities	286,175
Administration	166,880
Insurance & Taxes	123,020
Total Disbursements	<u>1,285,300</u>
Income/Defecit	360,000
Transfer to Maintenance Fund	<u>360,000</u>
Net Increase/Decrease	-
<b>Major Maintenance Fund:</b>	
Receipts:	
Transfer from Operating Fund	360,000
Interest	30,000
Total Receipts	<u>390,000</u>
Expenditures:	
Roof Replacements	225,000
Street Maintenance	25,000
Pool Equipment	5,000
HVAC Replacement	68,000
Capital Equipment	7,000
Gas Line Restoration	30,000
Tree Management	15,000
Contingency	15,000
Total Expenditures	<u>390,000</u>
Income/Defecit	-
Net addition to Reserves	<u>-</u>

**Summary:**

The Budget Committee has reviewed and analyzed this proposed budget for 2019, and has determined an increase of \$10 per month in assessment fees for 2019 is needed.

**Assumptions:**

- The proposed budget for 2019 assumes an increase in assessment fees of \$10.00 per Month.
- Operating expenses are up approximately \$60,000 more than 2018 estimated expenses. The increase is primarily due to an estimated increase in water of about \$10,000, and an increase in General Insurance and Workman's Comp Insurance of about \$20,000. Also, an increase in various other expenses of \$6,000, and an increase of \$30,000 to Reserves.

- Reserve contributions will be increased by \$60,000 with a forecast breakeven. In 2019 we are are estimating 10 to 15 roof replacements, and HVAC systems are forecast approximately 15 replacements. Other Reserve expenses forecast are gas line restorations and sewer upgrades. In 2018 we have been forced to use a great deal of the Reserves due to high expenses for roofs and HVAC's.

**Comments:**

- With the \$10 per month increase we will continue to be less than most HOA's in Green Valley, while providing considerably more services and benefits to members.



VILLAS WEST CONDOMINIUM ASSOCIATION  
FEBRUARY 2019 NEWSLETTER

*PLEASE REMEMBER!!*

*SERVING ON THE BOARD IS STRICTLY VOLUNTARY AND OUR DIRECTORS HAVE A PERSONAL LIFE OUTSIDE OF THE BOARD.*

*ALL CONTACT WITH THE DIRECTORS REGARDING VILLAS WEST BUSINESS MUST BE DONE THROUGH THE OFFICE. THE BOARD WILL NOT ACCEPT PHONE CALLS, EMAILS OR INVITATIONS TO DISCUSS BUSINESS UNLESS IT COMES THROUGH THE OFFICE.*



As you may know, serving on the Board of Villas West is voluntary and the time spent on “business” can be overwhelming at times. We have been fortunate to have a Board so knowledgeable and experienced. This Board has been faced with many challenges the last couple of years and have worked diligently to get the association headed in the right direction.

We have two members who will be stepping down and we would like to take a moment to thank them for all the work and time they have dedicated to us.

Marlene Becker has served the last three years in the positions of Treasurer and Secretary. She has also stepped up when our Social Director has been unavailable. Thank you Marlene for all you have done!

Jim Sullivan graciously stepped up to fill the vacancy created when Paul Vitale resigned. He has served as Board President and Grounds Chair. Jim has willingly stepped in many times to help the Board in their time of need. Thank you Jim for all the time you have devoted to Villas West.

We look forward to working with our new members and the knowledge and experience they bring to the table!!

We would like to thank Chris Fisher, Mary Meister and Don Saunders for stepping up and running for the two open seats on the board. The results of the vote were announced at the Annual Meeting held on February 12th.

Congratulations to our two newest board members Chris Fisher and Mary Meister!

Also, it was voted that we accept the 2018 Annual Meeting minutes.



**2019 BOARD OFFICERS**

<b>PRESIDENT</b>	<b>JIM BECKER</b>
<b>VICE PRESIDENT</b>	<b>ANDY SZEDLUS</b>
<b>SECRETARY</b>	<b>MARY MEISTER</b>
<b>TREASURER</b>	<b>CHRIS FISHER</b>
<b>DIRECTOR</b>	<b>LILA SZEDLUS</b>

**COMMITTEE CHAIR**

<b>ARCHITECTURAL</b>	<b>JIM BECKER</b>
<b>MAINTENANCE</b>	<b>ANDY SZEDLUS</b>
<b>BUDGET/FINANCE</b>	<b>CHRIS FISHER</b>
<b>GROUNDS</b>	<b>LILA SZEDLUS</b>
<b>DOCUMENTS &amp; COMMUNICATION</b>	<b>MARY MEISTER</b>
<b>SOCIAL</b>	<b>LILA SZEDLUS</b>

**THANK YOU ALL FOR YOUR SERVICE!!**



OFFICE ~ 520-382-1009  
[Customerservice@titantrash.biz](mailto:Customerservice@titantrash.biz)

**Thank you for choosing Titan Recycle and Trash for your waste services!**

To ensure trash and recycle pickup, please have materials out by **7:00 am** on the day of pickup. (MONDAY & THURSDAY)

Please box sharp items, such as thorns and cactus. Our drivers may not pick up unless they are contained.

We **DO NOT** accept: wet paints, motor oil, automotive waste, construction materials, or any materials generated by an outside contractor.

**Please recycle these items!**

Newspapers Brown paper bags Corrugated cardboard (flattened) Paperboard (cereal & shoe boxes) Milk cartons & drink boxes Molded fiberboard Magazines & catalogs Phonebooks	Printer / writing paper Mail (windows & labels ok) Brochures, pamphlets, folders, card stock etc. Plastic (PETE) bottles (soda, water, etc.) Plastic (HDPE) bottles & jugs (milk, juice, liquid detergent, shampoo etc.) Aluminum cans Steel / tin cans (non-hazardous aerosol cans ok) Glass food & beverage bottles & jars
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**\*\*All food containment items (plates, bowls, containers) should be relatively clean and free of food residues\*\***

Plastic Bags Yard / landscape debris Wide-mouth plastic containers/tubs/buckets/pails Paper plates, cups, towels, napkins, tissue paper	Styrofoam / packing peanuts Aluminum foil / pie plates Hazardous items, medical supplies, electronics or batteries Clothes / fabrics
--	---

**PLEASE BREAK DOWN ALL BOXES. PLASTIC BAGS ARE NOT RECYCLABLE. ALL LARGE ITEMS—VACUUMS, RUGS, WOOD, T.V.'S, ETC... MUST BE TAKEN TO THE LOCAL LANDFILL. OUR TRASH AND RECYCLE COMPANIES WILL NOT HAUL THESE OFF.**

**PLEASE READ:  
IMPORTANT  
MESSAGE**

**SATTELITE DISH INSTALLATION**

It is imperative that when a **satellite dish** is installed that all specs be followed

With the current condition of roofs and the new system we are installing, **blocks must be used** for all installations.

When scheduling an installation, schedule for Monday thru Friday from the hours of 8am to noon. When the tech arrives you **must call the office** so we can send our tech to oversee the installation and ensure that all specs are being followed.

ALL INSTALLATIONS DONE WITHOUT NOTICE TO OFFICE OR  
DONE WITHOUT OUR TECH PRESENT IS SUBJECT TO  
SUBSTANTIAL FINES.



**PLEASE DO NOT REMOVE THE WAX CONTAINERS  
FROM THE SHUFFLEBOARD SHEDS**

There is more than one group using the courts. All wax is to be left in the shed for the next group. If you see the container getting low, please bring it to the office for a refill and we will return it to the appropriate shed.



## Board Meeting

### 2019 BOARD MEETINGS

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

OPEN TO ALL OWNERS



MARCH 12  
APRIL 9  
OCTOBER 8  
NOVEMBER 12



OFFICE WILL BE CLOSED DURING THE MEETING

## REMEMBER!!

*Check out our website for up to date  
information or upcoming events!*

*[www.villaswest.org](http://www.villaswest.org)*



### 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**

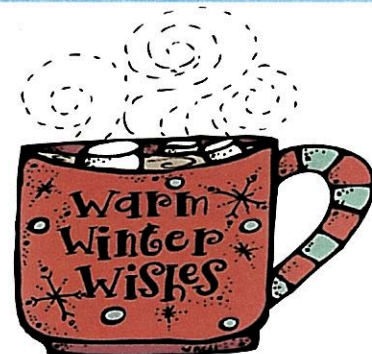
**THURSDAY, MARCH 14, 2019**

**10:00am  
PENASCO PARK**

**NEW HOMEOWNERS**

**JANUARY**

<b>JUNE OOYEN GREEN VALLEY</b>	<b>92 A PENA</b>
<b>RHONDA HABRIGA SHEBOYGAN, WI</b>	<b>369 D TIERRA</b>
<b>SZEDLUS TRUST DEARBORN HEIGHTS, MI</b>	<b>231 D SARTA</b>
<b>MARY BARR ORANGE, CA</b>	<b>176 A SARTA</b>
<b>RUTH KENRICK BRATTLEBORO, VT</b>	<b>473 D QUINTA</b>
<b>ELIZABETH KUBICKI GREEN VALLEY</b>	<b>484 C LA CANADA</b>
<b>RICARDO ESTRADA ELIZABETH ESTRADA GREEN VALLEY</b>	<b>431 B SARTA</b>



# Upcoming **EVENTS**



***NATIONAL CHERRY PIE DAY***

***FEBRUARY 20, 2019***



***NATIONAL TORTILLA CHIP DAY***

***FEBRUARY 24, 2019***



***EMPLOYEE APPRECIATION DAY***

***MARCH 1, 2019***



***ASH WEDNESDAY***

***MARCH 6, 2019***



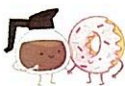
***DAYLIGHT SAVINGS BEGINS***

***MARCH 10, 2019***



***BOARD MEETING***

***MARCH 12, 2019***



***FUN IN THE SUN***

***MARCH 14, 2019***



***ST. PATRICKS DAY***

***MARCH 17, 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 5<sup>TH</sup> OF EACH MONTH OR THE AD WILL BE TAKEN OFF THE WEB.**

*RENTALS*

*ADVERTISEMENTS*

*FOR SALE*

**DO YOU HAVE A RENTAL?**

**DO YOU HAVE A UNIT YOU WANT TO SALE?**

**LOOKING TO PURCHASE OR RENT A UNIT?**

**CALL THE OFFICE TO LEARN HOW TO PLACE  
AN AD IN THIS SECTION**



# MARCH

PLEASE JOIN US  
FOR COFFEE AND DONUTS AT  
MARCH FUN IN THE SUN



PENASCO PARK  
THURSDAY, MARCH 14, 2019  
10:00-11:00AM



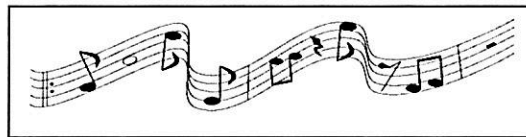
**PENASCO PARK**  
**SUNDAY, MARCH 17, 2019**  
**1 P.M. - 4 P.M.**



**CORNER BEEF**  
**CABBAGE**  
**GREEN BEER**  
**PROVIDED BY ASSOCIATION**



**PLEASE BRING A DISH TO**  
**SHARE WITH**  
**YOUR FRIENDS AND**  
**NEIGHBORS**



PLEASE BRING YOUR CHAIR

**THIS EVENT IS FREE FOR OUR RESIDENTS. WE WILL ACCEPT**  
**BEER DONATIONS TO DEFER SOME OF THE COST**