

MARCH
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

Website: 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.

GREEN VALLEY VILLAS WEST

Condominium Association

PO Box 120

Green Valley, AZ 85622



LABEL HERE



MARCH
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

Website: 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>Tim Schaid</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

Website: 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
Sahuarita Transfer Station
16605 S. La Canada



Mail

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



Snake Removal

(520) 629-9200



Green Valley News

Available at Walgreen's and N Sarta Laundry

President's Message
By: Jim Becker



Hello Villas West.

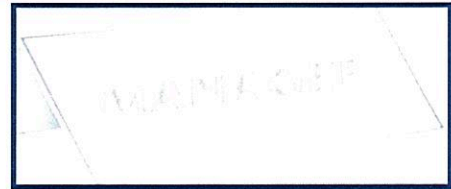
Thank you for all who attended the March Board Meeting. With the addition of three new Board members and the direction we are headed with Villas West I am very excited about where we are headed.

We have a solid plan to repair and replace roofs and have started intense preventive maintenance programs for the roofs and sewers. Thank you, Villas West residents, for your patience.

I am especially excited about the improvements in communications with an upgraded web site and the email blasts that Cathy has instituted,

I would like to thank Jim Sullivan, Marlene Becker, and Andy Szedlus for their service to Villas West Board and HOA. I certainly appreciate their support and guidance.

Thank you for patience, understanding and great support.



Manager's Report
By Cathy Russell



Hopefully we see no more snow this year folks and let spring begin!

I want to again offer a warm welcome to our 3 new Board members and I am very excited to work them. I want to take a moment to thank Andy Szedlus for his role here and for all the knowledge he has shared with all of us. I want to wish him well in his adventures outside the Board of Directors.

A reminder to all that as soon as the Olive tree's start budding, our Landscapers will be spraying your trees.

Please remember all rentals must be at least 30 days.

"It was one of those March days when the sun shines hot and the wind blows cold. when it is summer in the light, and winter in the shade."

Charles Dickens

Architectural Committee
BY: Jim Becker



We had 10 Architectural Requests since January 1st including sheds, and new windows. All requests were approved.

The Board has approved the Roof Replacement and Repairs Specifications that we assuring are followed as we complete roof replacements and repairs. Also, along with the Documents Committee the Architectural Committee will be working on updating the Architectural Specifications.

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.

Grounds Committee
By: Lila Szedlus



There were a few requests for grounds removal and plantings. Four requests were denied and one was approved.

This month there will be some action on the grounds around five of the tree stumps in higher traffic areas (car and foot). I am working with a girl scout, Christina who is trying to earn her badge in helping with a community project. This project will involve turning a large stump into a cactus garden.

If there are any year round residents who would like to "Adopt a Stump" please contact me through the office and will set you up with a stump. These stumps will need care therefore we are asking that you be year round so that you can tend your stump and plant seasonal if need be.

Maintenance Committee
BY: Tim Schaid



- * 2 roofs have been replaced by Red Mountain Roofing with inspections completed – a 3rd roof should be completed along with the applicable inspections by the end of this week
- * Cathy Russell has placed the specifications for these roofs on the Villas West website for review by anyone who has questions as to what will be getting done then their roof is scheduled to be replaced
- * There is a very detailed roof repair process that has been implemented for roofs in need of repair ... 3 roof repairs have now been completed from start to finish. Again, Cathy Russell has posted the repair specifications on the website as well as a listing what is being done during the repair process
- * The next five roofs on the replacement list will be scheduled soon as our goal is to have them completed prior to the Monsson season
- * A copy of this roof replacement list is on the website or you may contact the Villas West office to inquire as to which roof replacements are being scheduled
- * Due to the costs associated with outsourcing the spraying of Olive trees, Villas West has purchased the equipment and proper sprayer so that our landscaping crew can spray the Olive trees in-house.
- * This will ensure that no Olive trees get missed and the savings will be passed on to the owner as there will be no charge for spraying Nevertheless, we are requiring that all Olive trees get sprayed Spraying should begin in the next couple of weeks
- * 3 HVAC units were replaced in February and, of course, this will be an ongoing process should there be additional units that fail

Treasurer Report

By: Chris Fisher



The Operating Fund received \$179,606 cash year to date through January 2019, which included \$43,666 in prepaid assessments. Operating Expenses for January were \$108,140 for a net increase of \$71,466 which was higher than budget by \$47,405. After a contribution of \$42,500 to the Reserve Fund we had a net increase of \$18,205.

The Reserve Fund was increased by \$27,200 year to date after contribution and expenses. The expenditures included \$21,802 for roof repairs and replacements, and \$18,889 in HVAC repairs and replacements.

Cash Balances as of January 31, 2019 were: Operating Fund cash - \$56,442,
Reserve Fund cash - \$8,799 and Reserve Fund Investments - \$1,896,419.

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

For more detail please review the financial information on the Villas West website.

Social Committee

BY: Lila Szedlus

Our last coffee hour was cold with a little rain, we still ate donuts, cookies, drank coffee and had a good time visiting with our neighbors.



March is a very busy month, Fun in the Sun, business meetings and St. Patrick's Day. For this reason, the Patio Sale has been scheduled for April 6, 2019 from 8am to noon.

I am asking for some help on the Patio Sale with making, posting and removing signs. If you would like to help, leave your name and number at the office and I will contact you.

Dates to Remember

April 6, 2019 —Patio Sale

April 11, 2019—Last Fun in the Sun until October

Documents/Communications

BY: Mary Meister



Documents: The committee continues to evaluate and update documents in relation to AZ Condominium Act, CC&R's and By-Laws. The "Living in Villas West" documents was recently updated and made easier to use. This is now available In the Office and on the Website (under Manager and Documents Tab). Will be looking at documents and forms like those for board membership to see how they can be improved and more useful. (Note: 2019 Roof Replacement list, Roof Replacement and Roof Repair Specifications are available online under the "More" Tab – Service Information or can be picked-up at the Office. Other service information online include the: Painting Schedule and Landscape Zone Schedule).

Communications: Looking at ways to maximize current communications vehicles and distribution to accommodate the wide variety of residents – owners and renters, full-time and seasonal part-time residents, etc. Focus on annual meeting mailed packet, website, manager's email blasts, newsletter, office and laundry locations and consider other gathering spots (Pools, Penasco Park activities, etc.) as potential locations for posting notices in the future. Looking at including more materials online (like maintenance schedules/specs) and that all documents can be viewed online without downloading.

**VILLAS WEST CONDOMINIUM ASSOCIATION
MARCH 2019 NEWSLETTER**

GV VILLAS WEST CONDOMINIUM ASSOCIATION
As of JANUARY 31 , 2019

OPERATIONS FUND	ACTUAL	BUDGET	Fav (Unfav) VARIANCE
Receipts			
Residential assessment	\$ 176,914	\$ 134,400	\$ 42,514
Late charges	186	185	\$ 1
Transfer fees	1,000	1,000	\$ -
Laundry	971	1,300	\$ (329)
Other Income	535	60	\$ 475
Total receipts	179,606	136,945	42,661
Disbursements			
Maintenance	57,709	64,637	6,928
Utilities	21,700	23,730	2,030
Administration	17,946	15,827	(2,119)
Insurance & Taxes	10,785	8,990	(1,795)
Total disbursements	108,140	113,184	5,044
Income / Defecit	71,466	23,761	47,705
Transfer to Major Maintenance Fund	42,500	27,500	15,000
Net Increase / Decrease in operating fund balance	28,966	(3,739)	32,705
Operating Fund balance as of 12/31/18	56,442	56,442	-
Operating Fund balance at end of period	\$ 85,408	\$ 52,703	\$ 32,705
MAJOR MAINTENANCE FUND			
Receipts			
Transfer from operations fund	42,500	27,500	15,000
Gain/(Loss) on Investments	18,225	\$ -	18,225
Additional Reserve Allocation			-
Interest	5,196	2,915	2,281
Total receipts	65,921	30,415	35,506
Disbursements			
Roof replacements	21,772	28,250	6,478
Street Maintenance			-
Pool equipment			-
HVAC replacement	16,950	10,000	(6,950)
Capital equipment			-
Restoration - Gas Line relacement		4,000	4,000
Tree Maintenance		3,000	3,000
Contingency		1,000	1,000
Total disbursements	38,722	46,250	(7,528)
Excess (deficit) of receipts over disbursements	27,200	(15,835)	43,035
Net Book Value of Fixed Assests	535,847	535,847	-
Major Maintenance Fund Balance as of 12/31/18	1,878,018	1,878,018	-
Reserve Fund Balance as end of period	\$ 2,441,065	\$ 2,398,030	\$ 43,035
Total Funds	\$ 2,526,473	\$ 2,450,733	\$ 75,740

**VILLAS WEST CONDOMINIUM ASSOCIATION
MARCH 2019 NEWSLETTER**

Villas West Condominium Association

Balance Sheet

As of 01/31/19

Account	Description	Operating	Reserves	Other	Totals
ASSETS					
1128	Washington Federal-Chking	80,358.07			80,358.07
1140	Petty Cash	50.00			50.00
1194	Washington Federal-Reserve		8,798.75		8,798.75
1196	Wachovia/AG Edwards (resv)		1,896,419.30		1,896,419.30
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
	TOTAL ASSETS	85,408.07	2,441,065.29	.00	2,526,473.36
LIABILITIES & EQUITY					
CURRENT LIABILITIES:					
	Subtotal Current Liab.	.00	.00	.00	.00
RESERVES:					
2705	Operating Fund Balance	56,441.86			56,441.86
2706	Reserve Fund Balance		2,413,865.57		2,413,865.57
	Subtotal Reserves	56,441.86	2,413,865.57	.00	2,470,307.43
EQUITY:					
	Current Year Net Income/(Loss)	28,966.21	27,199.72	.00	56,165.93
	Subtotal Equity	28,966.21	27,199.72	.00	56,165.93
	TOTAL LIABILITIES & EQUITY	85,408.07	2,441,065.29	.00	2,526,473.36



BOARD MEETING



**2019
BOARD MEETINGS**
Board Meetings are held at
Friends in Deed—Room D
9:30 AM

OPEN TO ALL OWNERS

APRIL 9
OCTOBER 8
NOVEMBER 12



**OFFICE WILL BE CLOSED
DURING THE MEETING**

Passed Motions from Board Meeting held March 8, 2019

- Unanimously accepted write off on lots 545 and 972 for a total of \$4,703.79
- Unanimously accepted Insurance claim and roof proposal for 188 Pena
- Unanimously accepted contract for Borderland Pest and Larry Cederholm
- Unanimously adopted Villas Roof Repair and Replacement Specifications
- Unanimously accepted quote and purchase of tree sprayer from Horizon
- Approved **4:1** the proposals from Red Mountain Roofing on the next 5 roof replacements
- Unanimously approved purchasing policy for General Manager

OWNER INPUT

- There was a question as to if our crew will have protective gear and training prior to spraying the olive trees. Cathy and the Board assured owners that the crew will receive training and protection prior to spraying.
- One owner had several questions regarding the roof replacement lists pointing out that there are 29 roofs that are in immediate need of replacing. The board has explained that they have tagged 12 for now and are working on getting them replaced prior to monsoon. This is an ongoing project and due to time constraints, weather and funding we are moving as fast as we are able. Unfortunately we only have one roofing company at this time that is able to meet our specifications and issue a 20 year warranty. We are actively looking for other companies who can do the same.
- A question was brought up regarding the tree removals. We currently have four slated for removal at this time and are awaiting bids to come in. There will be more trees removed as the year progresses. The Villas is committed to maintain the very appealing landscape and will continue to work on redressing and or replanting areas with plants and trees that are not invasive to our sewers and are compatible to our environment.
- Some discussion on roads was had. There is money budgeted for some road work this year and we will be looking into having all roads evaluated and will be using that information to create a plan for repair and replacement.

PLEASE REMEMBER!!

SERVING ON THE BOARD IS STRICTLY VOLUNTARY
AND OUR DIRECTORS HAVE A PERSONAL LIFE OUT-
SIDE 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 BUSI-
NESS UNLESS IT COMES THROUGH THE OFFICE.

ATTENTION HOMEOWNERS

OLIVE TREE SPRAYING

Villas West has purchased equipment that will allow us to spray our own olive trees. This purchase allows us to catch the trees as they bloom and the total cost is less than the cost of one year of spraying with a contractor .

ALL olive trees will be sprayed at no cost to owners.



Please come to our office or go to our website (villaswest.org) for a list of items that are recyclable. Please remember to break down **ALL** boxes. We will be going to once a week pickup so we all need to try and maximize the space in the dumpsters.

Remember—Titan Trash and Diggins will not pick up or remove items that are not recyclable. Please dispose of these items at the landfill.

For more information on the recycle area please go to our website or come to the office and pickup a flyer.

Check out page 16 for a flyer regarding bulk pick up of your larger items.

RAT POISON!!



Please do not treat any outside areas with rat/ mouse poison. This picture is from the south end of Sarta.

The poison is not only deadly to the rodents you are Trying to remove but also to all the pets walked on our property. We have a pest control company that will bait the area in a manner that is not harmful to pets.

VILLA SPRAYING!!



Our exterminator, Borderlands Pest will spray inside your unit for a small fee of \$5.00. Please call the office to schedule this. All payments must be made to Borderlands and either left in your unit for pickup after spraying of you may bring to the office to be given to the tech on day of service. If you will not be home you must call the office to authorize Borderlands to use your key.

Please call the office to report any pest activity you are aware of.

ATTENTION HOMEOWNERS

Leasing Your Villa?

If you lease your villa(s) the CC&R's (4.17) requires that all leases are in writing, for a term of not less than thirty (30) days, and one occupant must be fifty-five (55) years of age or older. Upon leasing of your unit(s), you must promptly notify the Association (Office) of the commencement date and termination date of the lease and the names of each lessee or other person who will be occupying the unit during the term of the lease as well as government issued identification that bears a photograph and confirms the tenant meets the age restriction requirement.. Be sure this information is provided to the office. The Association will be creating a form in the near future that will be available in the Office and on the website for convenience. This will also help us get a better idea of the ratio of units that are primarily rentals vs. owner occupied (or some combination of the two).

In addition, The Arizona Condominium Act (33-1260-01 C and D - related to leasing) allows the association to charge a fee of not more than twenty-five dollars (25.00). The fee may be charged for each new tenancy for that unit but may not be charged for a renewal of a lease.

The Board will be looking into adding a fee in the future to reimburse the Association for administration time related to rentals.



villaswest.org

Insurance Coverage Reminder

The Association is not responsible for damages to the inside of the villa caused by a roof leak (Section 5.1 of the CC&R's). Also, if there is an insurance claim applicable to the Association policy which has a \$5,000.00 deductible, the villa owner(s) benefitted by the claim are responsible for the deductible.

All villa owners should have their own "HO6" insurance policy to cover their personal property and any betterments made to their villas. In addition, they should check with their insurance policy to see if it currently provides for "gap" insurance to cover the \$5,000.00 deductible. American Family is the current Association's liability carrier and they provide gap coverage on any "HO6" policy written for a villa. You may also want to be sure your insurance policy covers "loss of use" in the event you cannot stay in your villa due to some insurance claim issue.

If your villa is being leased, you should also talk to you insurance company about "loss of income" coverage – in the event that you lose income due to some insurance claim, your insurance will cover this loss. If you rent your villa, you should also inform your renters that they should carry a "renters policy" to cover their personal property and the cost of housing in case they must move out of their villa due to some insurance claim issue.

PROPERTY VESTING CHANGES

It is imperative that the office be notified if there are any changes in vesting on your property. If you have recorded a "Beneficiary Deed", transferred property into an LLC or if one owner has passed, the office needs documentation to update our records.



ATTENTION HOMEOWNERS

HEADING HOME

Many of you will be closing up your villa and head for cooler climates for the summer. We have prepared a short checklist for you to go over prior to you starting your journey.

- ◇ Change mailing address and contact information with the office
- ◇ Make sure the office has a key to your unit for emergency use
- ◇ Set up with a Villa caretaker to check your unit during your absence
- ◇ Request your water be turned off when you leave. Remember the office requires a 3 day written notice for water turn on.
- ◇ Set your thermostat at a reasonable temperature or off to avoid high electric bills this summer
- ◇ Make sure to close/cover all drains to avoid pest issues.
- ◇ Make sure that all patio landscaping is trimmed back from structures.
- ◇ If you are leaving your vehicle here for the summer, make sure it is parked in your assigned space or in our overflow parking. If you are covering your car keep in mind that the summers are harsh on plastic and many times these covers are destroyed during the season. Please have someone available to remove the cover should it get ragged. All vehicles must have a visible parking permit, if you do not have one, come to the office so one can be issued.
- ◇ Check your toilet water supply line for wear and tear. Should you see any wear we recommend you replace this to avoid a possible flood. On occasion a toilet's supply line plastic, and sometimes aluminum couplers fail and flood the unit. The cleanup and damage repair from flooding would be the responsibility of the homeowner. We highly recommend that you check these lines twice a year (spring and fall) and replace if it shows any signs of wear. Supply lines can be bought at any hardware store for a rough cost of \$10.00.
- ◇ Place a rock on your trashcan lid to indicate to the trash company that the can is empty.

LET'S GET
Together

NEW HOMEOWNERS

FEBRUARY

Olga Sherman Green Valley, AZ	265 B Sarta
Neil & Mary Essila Green Valley, AZ	275 D Quinta
Thomas & Jennifer Gibson Phoenix, AZ	456 A Penasco



JOIN US FOR SHUFFLEBOARD

8:30-9:00am Fridays
N. Sarta Courts

Don't know how to play—
no problem we will teach you.

Coffee provided
Treats are welcomed



Bring your chair and drink of choice!

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.

Please Join us for
FUN IN THE SUN

Second Thursday of each month
April—October

Our **LAST** Fun in the Sun for the season will be

THURSDAY, APRIL 11, 2019

10:00am
PENASCO PARK



Upcoming **EVENTS**



FIRST DAY OF SPRING

MARCH 20, 2019



APRIL FOOL'S DAY

APRIL 1, 2019



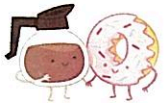
PATIO SALE

APRIL 6, 2019



BOARD MEETING

APRIL 9, 2019



FUN IN THE SUN

APRIL 11, 2019



BULK ITEM PICKUP

APRIL 18, 2019



GOOD FRIDAY

APRIL 19, 2019



EASTER

APRIL 21, 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

VILLA FOR RENT-2020

One bedroom plus sofa bed
Fully furnished with all tile floors
Parking in front. Close to laundry,
pool and Walgreens. GVR available.

Available JAN-FEB-MAR-APR 2020
175 B Paseo Quinta
520-398-7698

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



8387 North Oracle Road, Suite 100
Tucson, AZ 85704
(520) 382-1009
customerservice@titantrash.biz

March 15, 2019

Dear Villas West Residents,

As part of Villas West contract with Titan Recycle and Trash, we have an annual bulk pickup day for our residents. This bulk pickup day will take place on **Thursday, April 18th**. Pickup will take place from approximately **6:00 am – 10:00 am; any items for bulk pickup must be set out no later than 6:00 am on pickup day.**

Furniture, moving/storage items, approved appliances (washers/dryers, water heaters, televisions), yard waste, etc. are examples of bulk items to put out on this pickup day. Yard waste must be bundled/tied/boxed/ in a container so that it can be easily picked up by hand. We will pick up most electronics as long as they do not contain hazardous materials.

Items that will NOT be picked up:

- ◇ Oils/automotive fluids, medical waste, flammable materials, fluorescent bulbs, batteries, wet paint generally any liquid), cooking oil, or any other toxic waste as defined by laws and regulations.
- ◇ Refrigerators and other items containing Freon (per Pima Co. DEQ)
- ◇ Heavy construction materials, including but not limited to: concrete, brick, tile, steel, tires. These items are dangerous to lift as well as potentially damaging to our equipment.
- ◇ **Any materials generated by an independent contractor this includes: landscaping, remodel construction or any other work. If this is in question, the items will not be picked up.**

Bulk items must be placed on the curb along one of the main roads in Villas West; service will not be provided door-to-door like your regular trash pickup.

Bulk quantity per household is limited to what will fit into a standard 6 foot pickup truck bed.

If you have any questions regarding specific items that you would like picked up on this day, please call or email our office or your HOA Management team.

Sincerely,

David Way
Operations Manager

Amanda Maestas
Office Manager

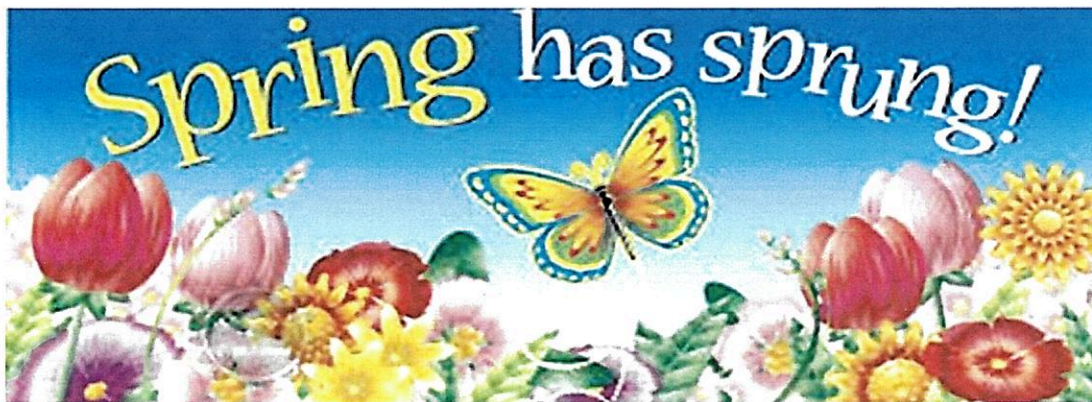
**VILAS WEST
SPRING
COMMUNITY
PATIO SALE**



**SATURDAY
APRIL 6, 2019
8:00 AM - 12:00 PM**

**SIGN UP IN OFFICE FROM MARCH 18- April 2
MAPS WILL BE AVAILABLE IN VILLAS OFFICE
THURSDAY AND FRIDAY
APRIL 4th & 5th**

Villa Participants will display balloons at their villa



PLEASE JOIN US FOR OUR LAST
FUN IN THE SUN UNTIL OCTOBER.
COFFEE AND DONUTS WILL BE SERVED.



PENASCO PARK
THURSDAY, APRIL 11, 2019
10:00-11:00AM