

Sept 8, 2021

Happy September, Friends and Neighbors –

I hope that you all fared well this Summer, and if you stayed in Green Valley you were “lucky” enough to have experienced record heat in June and a record monsoon season in July and August. This kept our staff and vendors busy replacing HVAC units (58 through August 11) and repairing roofs (36 as of August 11) along with trying to keep up with their normal duties. All that and a couple of microbursts cost us more than a few trees and plants. No hurricanes or fires, though, and if any of you were impacted by those or any other tragedy, please know that our thoughts are with you.

A few things of note as approach the “In-Season” part of the year:

- With the uncertainty of the Delta, Lambda, and Mu variants of Covid and to keep us all as safe as possible, our October Board Meeting will be held virtually again via Zoom. This will also allow for all Board Members to be present as well as those Owners still in their other happy places. Please watch for instructions in a future e-mail.
- Two Directors’ terms will expire this year so there will be two openings for the Board of Directors. We have so many talented and thoughtful people living here; I hope you will consider donating a little of your time and skills to give back to our community. Applications are available on the website and at the office.
- We continue to see “Wildcat Dumping,” bulk trash and miscellaneous items (umbrellas, patio furniture, etc.) left by the roadside for our crew to pick up. As an Owner and Resident, you need to make arrangements to have these large items taken to the dump. It is not the HOA’s responsibility to dispose of these items, and they increase the dump fees we already pay. There are several local businesses that are more than happy to do this for a small fee.
- Quadrants 1 & 2 were recently inspected by our very competent Compliance Committee; the number of violations recorded exceeded 400 (Paseo Sarta and Paseo Tierra). Most of the violations concern items not allowed in the common areas, storage units that are above 36” high and screen doors that need painting or repair. Many owners have painted their back porches (cement) other than the required tan or brown. Violators will be notified by email of their compliance issues. These violations and wildcat dumping directly affect not just the beauty of our neighborhood but our property values. Please read **the CC&Rs and Rules and Regulations** if in doubt about something being allowed or contact the office with your questions. If you are considering selling your Villa, please remember that your Villa must be up to these standards before the sale is finalized.
- I was doing a quick check of VRBO and Airbnb recently and noticed a few properties that are in direct violation of our Covenants and with the Fair Housing Act – Housing for Older Persons which covers 55+ communities like ours. Rentals available for under 30

days and with no age restrictions are finable offenses and carry a \$50 a day fine until they are corrected. If you notice something like this going on in your area, please notify the Office.

- I have met some of our wonderful Owners at my “Listening Sessions,” and would like to remind you that I am available in the Office every Thursday afternoon from 1PM-3PM. I try to limit these appointments to 30 minutes each, and you may schedule with Liliana in the Office.

Thank you all for your patience and understanding during this very eventful Summer. We can all do our little part to keep the Villas West looking the best it can by taking pride in our neighborhood and adhering to its Covenants. If you see something that just doesn't look or feel right, report it, please. See something, say something, as the saying goes. Our community will thank you.

Respectfully,

Chris Fisher, President

Green Valley Villas West Condominium Association

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