

November 2021 Board Meeting

Manager's report

Good Morning! It is great to see you all!

October was a busy month for us. The landscape crew finished the over-seeding and are back to their zones. We are working with a shortage on staff and after a very active monsoon season we had several areas that are overgrown and in serious need of attention. Our crew is working very hard to get caught up. Until they are able to get to you area, please report any safety issues, otherwise they will trim and clean when they are in your zone.

They are finishing up the fog seal on South Sarta and Tierra today and will be striping later today. They will be working on North Sarta and Tierra tomorrow and Thursday. Please move your vehicles early in the morning as I cannot tell you what time they will be working in your area.

Over the summer we enclosed the recycle area. You must use your pool/ laundry key to enter. Please be careful entering; there are some who will hit their head and you have to step up and over the bottom support. We are looking at ways we can remedy the issue.

I have contacted some roofers to take over the repair and replacements of roofs. If you have a TPO roof, there is no good repair that can be made, they must be replaced. Other roofs may be repairable depending on the shape of the decking. One company offered the built-up system, and the other company is proposing to use a polyurethane foam. I am excited about the foam roofs and will have our first roof started on the 30th. The benefits of this roofing process are it is lightweight, it adds insulation to the roof, it can be applied over existing roofs, shorter installation period and best of all, there are no seams that can allow water in. The foam will be sprayed up the parapet walls and built up in low spots. It can be applied to direct water to the scuppers to reduce ponding.

We are looking for a new paint contractor also. One company came in and did a review but never turned in a bid. I have another company coming in next week to give an estimate. They will bid each unit prior to painting as we have several variances. (block, stucco, duplex, and quad).

We are looking into Landscape companies to help us out. Once I have all the estimates in the board will review and decide what is best for Villas West.

Our techs are once again up on the roofs cleaning and inspecting so don't worry if you hear someone on the roof. They will be cleaning and inspecting not only the roof but the HVAC's also. Their reports will be a huge help in prioritizing repairs and replacements.

We are preparing to mail out annual packets in the next couple of weeks. We are still looking for two volunteers to step up and run for the open spots on the Board. We need your applications in so we can include them in the packets. Also, make sure we have your current mailing address---we have many outdated addresses and receive the packets back.

I have a couple reminders for you:

---No rentals for less than 30 days per our CC&R's. You must complete a tenant information form and pay the \$25 admin fee before we can hand out parking permits, give keys or take any requests for your tenants.

---Our office will be closed this Thursday in observance of Veteran's Day. To all you Veteran's I Thank you for your service.

I will leave you with this thought

“No act of kindness, no matter how small, is ever wasted.” —Aesop