

VILLAS WEST NEWS AND VIEWS

February 2022

Villas West Personnel

Dorothy Gates

General Manager

Liliana Ortega

Administrative Assistant

Miguel Peralta

Maintenance Lead

Humberto Montijo

Landscaping Lead

Board of Directors

Chris Fisher

President, Architectural,
Communication, Heritage
Committees

Tim Schaid

Vice-President, Maintenance,
Communication, Committees

Lou Kifer

Secretary, Grounds Committee

Kermit Ketchum

Treasurer, Budget & Finance
Committee

Lila Szedlus

Director at Large, Social
Committee

Message from Dorothy Gates—General Manager

We welcome home our winter visitors! Happy New Year!! 2022 has started off with a bang. We have a roof going on at 262 Quinta and our new landscape company has started.

Skyland roofing is aware of the issue with the overspray onto the vehicles and has assured me they will take care of all damages. They have asked that the owners at 262 and 234 Quinta keep their vehicles away from the area until finished with the spraying. In the future we will request that vehicles be moved from the areas that are receiving new roofs.

Santa Rita has finished $\frac{1}{4}$ of the property and I must say it is looking really good. They have moved to the area South of Esperanza and North of Penasco on Pena and Quinta. They plan to be in each area once a month. We still have Humberto who will still be doing work orders and mowing. If you have landscape needs, please contact the office.

We have experienced several issues with our software program in the last couple of months. Some information has been changed or deleted. Liliana has been working very hard to rebuild the information and we appreciate patience and understanding. We will get this cleared up as soon as we are able.

I want to remind our owners that we will be doing away with our PO Box shortly. All correspondence should be mailed to 460 S Paseo Quinta zip code 85614. If you have bill pay, please make sure you have updated the address. We are receiving assessment checks that are in the wrong amount. Remember, our assessments went up \$15 to \$235 as of January 1st.

Message from Dorothy Gates—General Manager

Things are going well with the outside CPA doing our financials. It has taken some time to get things straightened out and I think we are finally on the right track.

My last e-mail blast I stated that I would like to start a “Committee of Volunteers”. I have received some good response and several who would like to sign up. As this is very new I am working on some kinks so until I get this up and running, if you would like to volunteer in the near future please contact the office so we can get you on our list. This committee will allow owners to take some ownership and pride in the community and also help build a sense of comradery among our residents.

Board of Directors

President—Chris Fisher

Good morning and welcome We were all looking forward to our first face-to-face meeting in almost 2 years, but this pandemic and its variants have prevented us from doing so. I do appreciate your attendance at our ZOOM meetings and your participation and input. We have reserved a room at the GVR Desert Hills center for our Annual Meeting in February, just in case the mandates and restrictions are relaxed. Villas West will always put the health and safety of our Residents first and we will be update you on any changes in the format for that meeting.

As you can see from Dorothy’s report today and her weekly emails since accepting the position of GM, communication with our Members is a top priority for her. She has done an excellent job at bringing back faith and trust in our management, the office, and staff, which is much appreciated by the Board and – judging from the response so far – our Owners. Thank you, Dorothy, for your energy and vision for Villas West, and for returning stability to the Office.

Office Hours

8-12 & 1-4

Monday through Friday

Please wear your mask until further notice. The office personnel request no more than two visitors in the office at any-

Contacts

460 S. Paseo Quinta
Green Valley, AZ
85614

Phone Numbers

520.393.7891

Fax: 520.393.7893

Emergency or After Hours

520.256.5779

Emergencies include: heating, cooling, and exterior sewer line issues. We cannot respond after dark or during inclement weather. No after hour water on/off service available.

Coming Events

February

8 HOA Annual Meeting

Desert Hills Center

2980 S Camino del Sol

(9:30)

(This meeting may be by zoom. TBD)

13 Super Bowl Sunday

14 Arizona's 110th Birthday

March

9 Board Meeting at Friends in Deed (9:30)

11 Fun in the Sun at Penasco Park

April

13 Board Meeting at Friends in Deed (9:30)

14 Fun in the Sun at Penasco Park

All Villas West forms and documents are available for download on the website or at the office .

President Continued

Thankfully, 2021 is behind us now as we look toward the future. An emphasis has been placed on replenishing, not depleting, our Reserves, without sacrificing services. The National Heritage Award to be given to us later this year is a great source of pride for Villas West and encourages us to maintain the original look and feel of the Villas. We are looking at more opportunities and activities for you, our Members and Residents, to be able to enjoy our beautiful grounds and wonderful neighbors even more. Thank you all for your support and we are looking forward to working with you

Maintenance

Vice President—Tim Schaid

The Villas West Maintenance Advisory Committee met Tuesday, January 4, 2022 via Zoom. Attending the meeting were Chris Fisher, Dorothy Gates, Jim Sullivan and myself. Mike Flynn and Lou Kifer were unable to attend the meeting. The next Villas West Maintenance Advisory Committee meeting is scheduled for Tuesday, March 1, 2022, the venue (To be determined) While Villas West committee meetings are not public meetings, they are open to the public.

In 2021 we replaced three roofs, repaired forty seven roofs and repaired 1tenscoppers. We are working with two different roofing contractors in an effort to be sure we are attending to roofing needs just as soon as possible; both contractors use the same roof repair/replacement processes and materials. There are twenty roofs on schedule to be replaced in 2022.

Maintenance—Continued

Dorothy has received bids from three different painting contractors and the board should make a decision on who will get the bit either later in today's meeting or very shortly. Twenty-three buildings are scheduled to be repainted in 22. We hope to get going on repainting the curbs and re-stenciling the parking stalls in the near future.

Dorothy continues to work on implementing a new preventative maintenance plan; however, the main preventative maintenance plan priorities right now are checking on and cleaning roofs, cleaning and inspecting HVAC units, and removing Oleander shrubs that are creating issues with sewer blockages.

The lampposts throughout Villas West have been painted, but we are still waiting on replacement glass inserts that have not arrived due to the supply chain issues our country is experiencing.

The South Pena and Sarta pools have new pool covers and Dorothy has ordered new covers for both the North Pena and Sarta pools. This will add to the aesthetic appearance of our pools and certainly helps with energy conservation.

Dorothy reports that as of January 4, we are fully staffed with five maintenance workers, two masons, one housekeeper and one landscaper.

Documents & Communication

Communication – Chris Fisher

The Documents and Communication Committee did not meet in December. We are currently reviewing an information document pertaining to the upcoming National Heritage Award presentation. They also worked to update the newsletter so that it is not so lengthy

Communication

Website

www.villaswest.org

Office Emails

Dorothy Gates
gm@villaswest.org

Liliana Ortega
admin@villaswest.org

Board of Directors

E-mail

board@villaswest.org

Chris Fisher
presient@villaswest.or

Villas West News and Views

is the official document of the Board of Directors of Green Valley Villas West Condominium Association. All published information herein constitutes notification to all members.

The Board of Directors reserves the right to edit all submitted material. Green Valley Villas West does not accept any responsibility for, nor does it endorse, any advertising material printed in the Villas West Newsletter

Committee Volunteers Wanted and Needed

Architecture

Maintenance

Budget and Finance

Grounds

Heritage

**Do you have a few hours to
spare to help our community
put it's best for forward?**

**Volunteer forms are availa-
ble online or at the office.**

***** NEW *****

“The Committee of Volunteers”

This committee will allow owners to take pride in their community and also help build a sense of comradery among our residents.

Grounds & Landscaping

Grounds – Lou Kifer

We are still on “winter break” from caring for the cactus. We will start a watering schedule in early March depending what kind of rains we will have during the coming month. I will put out a cactus watering schedule at that time. Watering goes by temp. Cactus thrive better with less water rather than too much water. I have about 20 cactus propagating on my patio ready to plant in March. I only hope the javalina won't find them before they get well rooted. This is our biggest problem. Because of them and the fact that many of our previous plantings were uprooted and destroyed. We decided it won't work to have an are on our grounds without an elaborate substantial fence. Right now this isn't in the budget. But we will plant in the spring and hope for the best. I appreciate all your requests for plant considerations. We will be planting starting in March. There is one comment I have about plant removal. If something is growing well and established we will not remove these plants because you don't like them. It takes years for them to get established and thrive. There is a tree like prickly pear many think is dying. It has a trunk that looks like that of a tree, but it isn't dying. This is how they grow. We will not be removing them. Those of you who will be here this summer, I'll be asking for your help in watering the common areas around your villas and the circles. We can all take a part of making Villas West a beautiful environment

**We are looking for people with the following skills who would like to volunteer for our
“Committee of Volunteers”**

Office Help, Organization Skills, Inventory,

Working on the Grounds, Trash Patrol

Refurbishing, Painting, Electrical, Carpentry, Plumbing, and More

Treasurer's Report 01/ 12 /2022

Budget and Finance – Kermit Ketchum

Operating Account as of 11/30 2021

Operating Income – \$1,664,221.66

Operating Expenses - \$1,594,707.52

Operating net income/loss - \$69,514.14 Reserve

Account as of 11/30/2021

Major Maintenance Fund)

Reserve Income (Interest, Gain/loss on investments,

Contributions) – \$350,382.60

Reserve Expense - \$933,062.08 Net Reserve income -
(\$582,679.48)

Net Income (Operating + Reserve). - (\$513,185.34)

- Reserve Portfolio Summary (12/31/2021)
- Opening Value (1/1/21) - \$1,501,734.60
- Cash Withdrawn - \$560,757.00
- Change in Value - (13,967.12)
- Estimated accrued Interest \$3,020.15

Closing Value - \$930,030.63

Winners of the Christmas Decorating Contest

La Canada

452 B La Canada

Anna G

Paseo Pena

188 A Paseo Pena

176 D Paseo Pena

Paseo Quinta

638 A Paseo Quinta

328 C Paseo Quinta

174 B Paseo Quinta

Paseo Sarta

145 A Paseo Sarta

Paseo Tierra

175 A Paseo Tierra

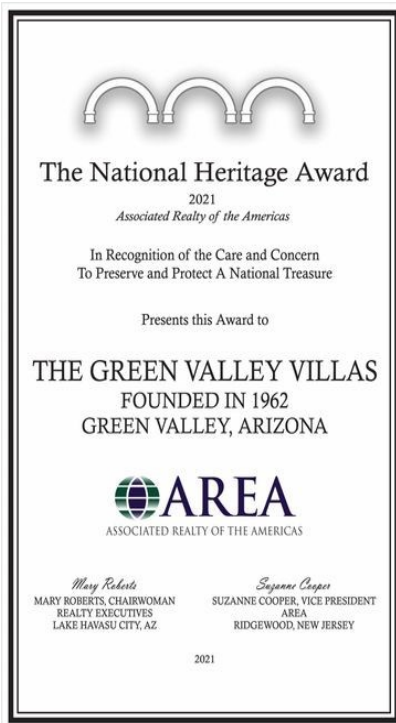
273 B Paseo Tierra



You Could Be Home Now

Do you have a rental, villa for sale, need some help, a service to sell?

If you are interested in placing an ad in the newsletter contact the office for details



Social Committee

Social – Lila Szedlus

Fun is the Sun scheduled to be held on Jan 15th, was canceled because of the virus. The committee will wait until it is safe to gather before another event is planned. We started a Holiday Parade this year followed by hot cocoa and cookies. We hope to continue the tradition with advanced notice so more residents can decorate their vehicles. There were about ten vehicles and seventy people or so who lined the streets and waving and shouting, “Merry Christmas”. Next year will be even better.

Heritage Award

Green Valley Villas, both East, and West, have been chosen as recipients of the National Heritage Award. This award is given to historically documented properties which, by their unique qualities, are a major cut above surrounding properties and have maintained their original distinctive features.

The Villas were designed and created by Don Maxon in the 1960's and are based on his visit to the 339-year-old Mexican Colonial community of Alamos, Sonora, Mexico.

As a National Heritage Award winning site, this designation will increase the inherent value of our community and should elevate the pride of those living here. There is no cost for this award, and it puts us in some very prestigious company, including the original hotel in the Sonoma wine country town of Glen Ellen, the Chauvet.

The National Heritage Award should unite us all in a singular goal – to make the Villas the best it can be. If we all do our part, big or small, we can maintain the historic beauty of our community. And the bonus we will all enjoy is more unity by helping our community.