



NEWS & VIEWS

March 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 Committee

Tim Schaid - Vice-President,

Documents & Communications
Committees

Lou Kifer - Secretary, Grounds

Committee

Kermit Ketchum - Treasurer,

Finance & Heritage Committees

Lila Szedlus

Director, Maintenance & Social
Committees

National Heritage Award Winner—2021

National Association of the Americas

Message from Dorothy Gates—General Manager

For those who have not been in the office I would like to introduce Liliana Ortega our Admin Assistant. She is a true blessing to Villas West and such an asset to have in the office. Thank you Liliana for all you do.

I have looked at our delinquencies and it looks like we have 5 accounts past 90 days, unfortunately I know that three of the owners are deceased and we are waiting on Estate docs.

We have removed the chaise lounges from the pools due to the safety issue---- people were falling through. I have looked into purchasing replacement fabric but came across new lounges at a lower cost than the fabric so I will slowly be ordering replacements and hope to have the pools furnished before summer. Speaking of the pools, we had both North pools down for awhile awaiting parts. The North Pena pool is back up and running. North Sarta has received new parts and awaiting a pilot. If the heater does not work after replacing the pilot, we will be looking at purchasing a new heater. We did have a pool tech who repairs pools with Leslie's and he looked over the heaters and instructed us on what to do. There are pool covers on order for these pools also. I have heard one is finished and they are waiting on the second one. Once we receive them, the techs will get those installed.

We should be starting our annual painting in April. I currently have 21 buildings on the list for painting. I will look at adding more if funds allow. Our tech's are very busy and are doing roof cleaning and inspections as time allows. We are down two men right now so I am asking for some patience when it comes to non-emergency issues. I have hired one person to help Humberto and the Masons. This hopefully will allow them to get through the work orders faster.

I have had some complaints regarding the emailing of statements. We unfortunately had an update issue with Caliber (our software) which caused everyone to receive printed statements along with some being sent to past owners and tenants.

General Manager—Continued

We have worked extremely hard on trying to get this bug cleared up and I think we are close. If you are getting mailed statements and prefer to receive email, please call the office to check and see if we have an OPT IN form on file.

As many of you are aware, I send out Friday updates. This seems to very popular and I hope to continue this. For those owners who do not have access to email, I print up these updates and have copies in the office. As much of the information in the updates pertain to things happening, please make your tenants aware of the printed updates also. I am a big fan of community and helping others.

I would like to take a moment and thank Lou Kifer in stepping up and creating a group called the Villas West Wanderers. Lou plans and guides some walks which she will get into more detail in her report . Thank you Lou!

I have received many suggestions in the past month's and you will soon see some things coming from those suggestions. One recent suggestion was a board where residents could post for jobs. For an example, you are a carpenter, you create a notice that you are available for work and we post it. If a resident is looking for a carpenter, we can direct them to your posting. I know we have many owners looking to stay busy and make some pocket money so I think this would be advantageous to our resident's. We will be clearing a spot on our board in front of the office for those who would like to post. Due to space limitations, please make your notice no larger than an index card.

Office Hours

8-12 & 1-4

Monday through Friday

Masks are optional when you visit the office. The office personnel request no more than two visitors in the office at any-time .

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.

VILLAS WEST SEMI ANNUAL PATIO SALE SATURDAY AND SUNDAY



MARCH 26 & 27 (8am-Noon)

Please sign up in the office by March 23rd .
There will be a \$5 charge to the owner.
Funds go to purchase balloons and
advertisement.

Board of Directors

Coming Events

March

17 Saint Patrick's Day

Lunch at Penasco Park

Tickets in the office

(1:00-3:00)

18 Dump Run—call the office to

Call the office to schedule

26-27 Semi- Annual

Patio Sale

(8-noon)

April

2 Villas West Wanderers

Canoa Trails Park

(9:00)

13 Board Meeting at Friends

in Deed & Zoom

(9:30)

14 Fun in the Sun coffee at

Penasco Park

(9:00)

President—Chris Fisher

As most of you are aware, the Green Valley Villas, both East and West, received the National Heritage Award last week, presented by Associated Realty of the Americas. It was my honor to represent all our Owners, past and present, at the ceremony, and I could not help but think of what an accomplishment that is. With our historic Spanish Colonial architecture, distinctive characteristics, and thoughtful design, we are unique to Green Valley. After 60 years, with careful growth and planning, we now have a neighborhood that has beautiful grounds, thoughtful amenities, and friendly neighbors, all of which we can cherish and take great pride in.

And what a wonderful opportunity we have been given to continue the tradition of Heritage in the Villas West. We have always been a community of giving, sharing, and caring, for our neighborhood and of course for each other. We take pride in where we live and how long we've lived here. Best of all, we enjoy it and love it here.

What's not to love? There are so many places, parks, and activities to enjoy now that restrictions on gatherings are loosening and we are all venturing out once again. People are taking advantage of the beautiful weather this time of year and walking their dogs, talking over the wall to the folks next door, and the sounds of chatter and laughter are again being heard on our patios. Did you know the Villas has its very own hiking club now? Keep your eyes open for the next outing planned by Lou Kifer and the Villas West Wanderers. This is exactly why the Villas is such a popular escape from winter's cold for some, and why the rest call it home.

Looking to the future it is up to us, the Members, to maintain the traditions that have made the Villas the distinctive, community that it is. So. If you have a special talent, nifty skill, or a little extra time to spare, fun times await. For instance – while cleaning up boxes and boxes of old paperwork Dorothy and Liliana ran across one filled with old newspaper clippings about Green Valley and the Villas. Dorothy mentioned that she had found more clippings and pictures in the office. What if we have a few scrapbookers out there who could make a nice book out of these scraps of history? All our committees are signing up members now and there just might be something that fits you.

The opportunities and rewards are endless.

Grounds & Landscaping

Secretary—Lou Kifer

We are still experiencing colder than normal temperatures. Watering will resume when we no longer dip into the 30's at night. We have had a bit of rain to delay any routine for watering cactus. Keep in mind when the temps are in the 70's, water once every 3 weeks, in the 80's, once every 2 weeks and 90 and above once a week. Under watering is more beneficial than over watering. Fertilize now and then once a month until into Oct. Each watering is to be a long deep soak.

Plans are to create another cactus garden in a larger vacant area on Quinta and Penasco. The planning and development are being worked on at this time. We will design it to be aesthetically pleasing as well as presenting various cactus and native Sonoran Desert plants. Also, we are working on developing a community library kiosk in this area. These details are yet being work out with a grant for which we applied as well as building our own.

A request I have, I'd like volunteers who would be willing to do some planting and hauling of rocks. Some folks have purchased their own plants and are waiting to have them put into the ground. I will go with you to the property and give instructions. This way we can get the growing season established well before the heat of the summer hits.

The grounds committee and I will continue to water the cactus garden all summer. Feel free to water your common areas again keeping in mind the temperatures and monsoons. Remember a potted plant gets hotter and dries out sooner than one in the ground.

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

We are also looking for someone who would like to help with the website and the newsletter.

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

president@villaswest.org

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

Maintenance

Standing Committee Volunteers Wanted and Needed

Architecture

Maintenance

Budget and Finance

Grounds

Heritage (Ad Hoc)

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

*** NEW ***

“The Committee of Volunteers”

This committee will allow owners to take pride in their community and will help build a sense of comradery among our residents. No skill is too small, but we particularly need:

Office help, organization skills, inventory, working on the grounds, trash patrol, painting, refurbishing, electrical, carpentry, and plumbing, and more

Fill out an application in the office if you are willing to give a little of your time.

Vice-President Tim Schaid

The Villas West Maintenance Advisory Committee met Tuesday, March 1, 2022 at the South Pena Pool. Attending the meeting were Chris Fisher, Mike Flynn, Dorothy Gates, Lou Kifer, Lila Szedlus, 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, April 5, 2022, at the South Pena Pool. While Villas West committee meetings are not public meetings, they are open to the public.

As of March 1, 2022 we have replaced 5 roofs. Roof inspections and regular maintenance continue to be a priority of the preventative maintenance plan.

Twenty-six buildings are scheduled to be repainted in 2022. We hope to get going on repainting the curbs and re-stenciling the parking stalls soon.

Dorothy continues to work on implementing a 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.

Discussions are occurring with the board and management of Villas East to see if the two associations can negotiate a joint agreement with Hamstra for HVAC unit needs to lower costs.

Dorothy and the maintenance crew are currently working on identifying areas of the sidewalks throughout Villas West that are considered “trip hazards” and will then be grinding those areas down to make them more safe for residents/visitors to walk on.

As of March 1, 2022 there have been a total of 469 work orders. Twenty-two of those work orders were roof related, 88 were HVAC related, 39 were water heater related rerealed, 32 were sewer related and 53 were water turn on/off requests.

Budget & Finance

The Financial documents were not available at the time of publishing. They will be available on the website when they are updated.

AREA National Heritage Award Winner

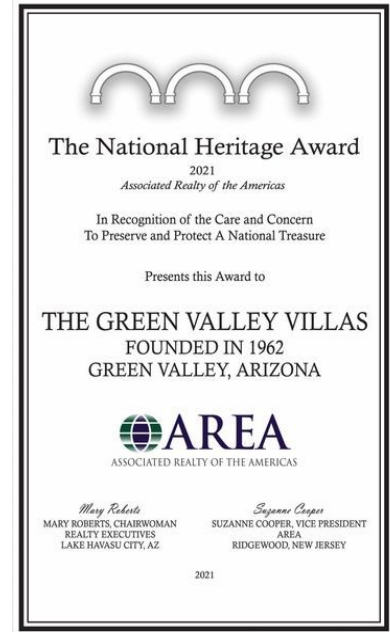
Green Valley Villas, both East, and West, have been chosen as recipients of the National Heritage Award. This award is given to historically documented properties which, by their unique qualities, are a major cut above surrounding properties and have maintained their original distinctive features.

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.

As of March 3rd our plaque is displayed in the office for all to see.



Villas West

Forms and Documents

All Villas West forms and documents are available for download on the website:

(www.villaswest.org)

or can be picked up in front of the Office.

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 Activities

St Patrick's Day Lunch

Penasco Park

Provided by the Association

Music by Dee

Corned Beef, cabbage, potatoes, & onions, salad and dessert

Green Beer, (for a donation)

water, coffee and dessert

Come celebrated the Irish!! Open to all; however, you must get a ticket in the office to reserve your food as there will be a limit of 100.people. Please remember to bring your own chair.

***** We will need help setting up and with clean-up. Let the office, or Lila know if you are willing to help.**



Thursday, March 17th

1-3

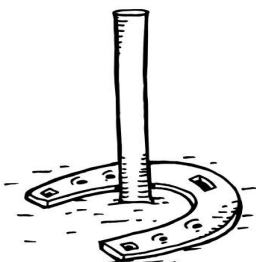
Shuffleboard

We have two Shuffleboard Courts

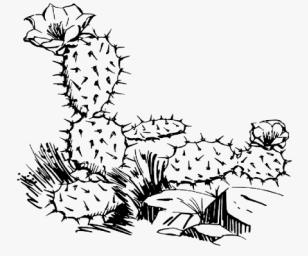
- North Paseo Sarta
- South Paseo Pena.

Horseshoes at the Cactus Garden

Shoes Anyone?



Horseshoes that is. Come on over to the horseshoe pit on Thursdays at noon . Join other residents in some drinks and throwing. Bring your own chair and beverages to join in with the fun!



Cactus Care Instructions:

70 Degrees

Water every 3 weeks

80 Degrees

Water every 2 weeks

90 + Degrees

Water once, every week

December and January no water

Fertilize monthly

March – August

- 1/2 TBSP per gallon of water
- Treat for grubs and insects in spring and fall with a systemic insecticide, and fertilizer.
- Most cactus is hardy to 25 degrees. Cover the tops of the plant to protect the growth areas on the nights of the freeze.
- Do not leave the cover on for the whole season

A Solution for Wildcat Dumping

For years the Villas staff has picked up lawn clippings as a courtesy to our residents. Clippings were to be bagged or boxed for easy handling. In the past many items have been placed on the curb for pickup by our staff that are not clippings.

Beginning on February 28 we will be picking up lawn clippings and debris that is bagged or boxed on **Monday** and **Thursday** only. Please place items at the curb by 1:00pm on the day of pickup only. Reducing the days of pick up to two days will free our staff to do other tasks. It will also cut down the cost of fuel.

With the decrease in pickups (plant clippings only), we will now offer a once a month pick up for **small** landfill items. **(No furniture or lawn furniture)** This will be on the third Friday of each month. You must sign up with the office and pay a **fee of \$5.00**. The funds collected will be used to defer the cost of the dump fees.

The office and crew hope this policy will benefit our residents and decrease the items placed on curbs, deterring from the beautiful grounds we enjoy in the Villas.

Dump Run \$5.00 Fee

Friday March 18th

- The third Friday of the month
- Call the office in advance to schedule
- The crew will only pick up boxed or bagged landscape debris on Mondays and Thursdays.
- All other debris must be held for the monthly dump run.

Take a hike—Meet new friends



The next hike will be on Saturday, April 2. We will meet at 9:00 at the Canoa Hills Clubhouse. The trail is the old golf cart path that starts behind the clubhouse. The park is a work in process, but the trail is well marked and maintained.

Dogs love hiking and you are welcome to bring your dog along. All dogs must be on a leash for their safety (It is a Pima County law) Bring water and a bowl, needle-nose pliers or a comb for removing cholla pups from their paws.

This is a hike-on-your own activity and Villas West is not responsible for any problems that may arise. All owners and renters are welcome. Villas West wants to be known as a community that joins together.

Items to wear or bring along when hiking

- WATER!!
- Wear sunscreen,
- Hat, shirt/sweater weather appropriate
- Walking stick
- Sturdy walking shoes preferably with tread

Canoa Hills Park Loop

Try this 5 mile, loop trail near Green Valley, Arizona. Generally considered an easy route, it takes an average of 2 h 15 min to complete. T

this is a popular trail for trail running and walking, but you can still enjoy some solitude during quieter times of day.

The trail is open year-round and is beautiful to visit anytime. Dogs are welcome, but must be on a leash.

Relief for Ukraine

Our Treasurer, Kermit Ketchum has family in Ukraine and is asking members and friends who are inclined to donate to their favorite relief charity. He is hoping to have at least \$672 donated which would be \$1 per unit.

