



# NEWS & VIEWS

October 2022

## Villas West Personnel

**Dorothy Gates**

General Manager

**Liliana Ortega**

Administrative Assistant

**Miguel Peralta**

Maintenance Lead

**Humberto Montijo**

Landscaping Lead

## Board of Directors

**Kermit Ketchum** - President,

Architectural Committee

**Lila Szedlus** — Vice-President,

Maintenance Committee

Social Director

**Lou Kifer** - Secretary, Grounds

Committee

**Linda Djupstrom** - Treasurer,

Finance & Heritage Committees

Tim Schaid — Director at Large,

Communication & Documents

Committees

National Heritage Award Winner—2021

National Association of the Americas

## Message from Dorothy Gates—General Manager

This has been a very busy summer for us here at Villas West.

Mother Nature dealt us quite a blow that will take us

months to overcome. Roof replacements are happening, the

demo crews are tearing things up and the restoration

crews are putting it all back together. I want to remind those

owners who are using an outside contractor...we must

receive a detailed estimate from your contractor prior to

work commencing. If work is done without an approved

estimate and correct documentation the owner risks paying

the excess out of pocket or turning it over to their insurance

company.

We have preliminary estimates for most units. The adjusters

will be back next week and will view the units and adjust as

needed. They will also need to view the units that have yet to

be seen.

## **General Manager—Continued**

As with any large project there are hiccups. I have spoken to the roofing company, and they will be out this weekend tidying up loose ends. They are moving as fast as they can to get the roofs replaced that things get overlooked. They will try to be a little more cautious and will routinely do “clean up” days.

We are working on a schedule for demo and reconstruction--this is a bit difficult as no reconstruction will happen until your unit has a new roof. We are trying to schedule things so that your unit isn't in upheaval for a long period of time. This is a full-time job trying to keep track of contractors, owner requests and gaining access to units. All schedules are written in pencil as there are daily changes due to the conditions changing daily.

As many of you know, Marcos has returned to help us as our Maintenance Coordinator. Currently, he is helping in maintenance with special projects. He is inspecting roofs during and after the process. He has checked and “aged” the water heaters to give us a better idea of the number of units that need replacing. He will be inspecting each building

### **Office Hours**

**8:00 — 2:00**

**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.

## Message from the General Manager — Continued

and noting what is in need of repair or replacement for each unit. Once things calm down a bit, he will be working on a maintenance plan for our roofs and HVAC's along with a long term plan for pools, streets, trees, etc.

We again are handling the landscape in house. We currently have a crew of 5 and they are getting the grounds back in shape. Overseeding will take place the last two weeks of this month and first two weeks of Nov. We will be cutting back a little on the "green" areas to help cut costs and water consumption. We will be working with Lou Kifer, Grounds Chairperson to see what we can do in the areas that will be bare this winter.

I hope to start with the curb painting the first of November. I am sure the crew could use some help so if there are any painters out there that would like to assist, let me know. We will also be painting the parking spots. This is a big task so watch for upcoming schedules for painting your parking spot.

We have two open spots on the Board coming this February. Please consider throwing your hat in the ring. Along with open Board positions, we have several committees that could use some volunteers. We need people to work on the website and newsletter, people to follow up on inspections of architectural requests, help build parks, help with activities...there is so much that one can do, so please consider volunteering. It takes all of us working together to build a strong association and a sense of community.

## General Manager's Message Continued

Someone has decided that they need the laundry room re-motes for the mini split therefore the units have been set up on a timer system and locked. We will adjust time and temperature as needed.

October brings new pool hours. The pools will be open 10am-6pm. The gates will be locked at 6 when the pools are covered. Remember, the pool area is not a "party" spot, the rules still apply... no alcohol, food or glass containers are allowed in the pool area.

I want to remind everyone that there is absolutely no reason to use derogatory statement when speaking of our staff or our contractors. These are very hard-working individuals, doing their best to maintain your home and property and they deserve to be treated with respect regardless of their skin color or beliefs.



## Communication

### Website

[www.villaswest.org](http://www.villaswest.org)

### Office Emails

Dorothy Gates

[gm@villaswest.org](mailto:gm@villaswest.org)

Liliana Ortega

[admin@villaswest.org](mailto:admin@villaswest.org)

### Board of Directors

#### E-mail

[board@villaswest.org](mailto:board@villaswest.org)

[president@villaswest.org](mailto:president@villaswest.org)

(inactive)

## 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

## **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.

## **President's Message—Kermit Ketchum**

Hello fellow Villas West owners.

The July hail storm caused quite a bit of damage in Villas West as 117 roofs were damaged. As of October 12, 2022, we have re-foamed 11 roofs - 19 roofs were replaced. We hope to finish 12 to 15 roofs monthly depending on the weather cooperating. There were 224 villas that sustained inside damage and are in various stages of remediation and reconstruction with 1 villa being completed to date. 88 HVAC's sustained damage and have been identified for replacement. To date we have received \$2,301,496 for roof damage, \$1,099,214 for interior damage and \$462,153 for HVAC damage from the Insurance company.

If you have storm damage and have not yet reported it, please notify the office so they can schedule the insurance adjusters to inspect and assess your damage.

Our Attorney, Wendy Ehrlich, is contacting the State AG to find out the status of the pending Fraud case. We have received \$100,000 from our insurance Company for employee Fraud and have deposited it in the Reserve Account with Wells-Fargo Advisory.

## Budget and Finance—Linda Djupstrom

. The Budget Committee is in the process of creating a budget for 2023 and will get this to the Board for approval in the November Board Meeting. This is a tedious task and is taking some time to work out some of the details and planning projects for next year.

### Operating account as of 9/30/22

Assessments \$1,403,510.05 and our total income was \$1,448,293.97

Expenses \$1,444,443.41 including \$405,720 transfer to the Reserve Fund

Operating Income of \$3850.56

Reserve Account

Income including interest, gains and losses is \$328,629.16

Our large expenses in this account are:

Roof Replacements \$134,838 which is underbudget by \$15,162.03

HVAC replacements \$156,900 underbudget by \$32,849.97

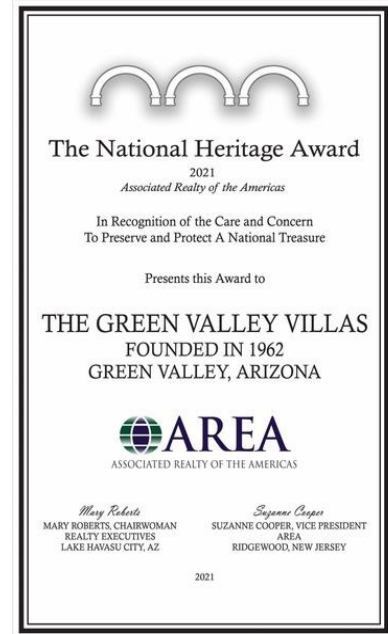
Paint \$67,294

Restoration \$20,096

Leaving us a loss of (\$71,020.35)

### Portfolio Account

Opening Value as of August 2022 \$941,729.00



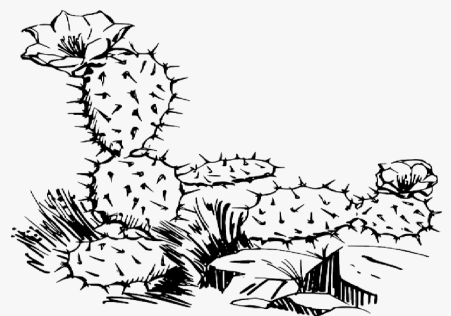
## Villas West

### Forms and Documents

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

**([www.villaswest.org](http://www.villaswest.org))**

or can be picked up in front of the Office.



## Budget—Continued

There has been no withdrawal of funds from the portfolio, in fact we have deposited \$100,000 into this account due to the insurance claim filed over the JD fraud claim

We have received the insurance settlement for the roofs, HVAC'S and interiors. These funds will be deposited into short term investments so that we can keep the funds insured and hopefully gain a little interest.

## Communications & Documents—Tim Schaid

The Communications & Documents Committee has not met.

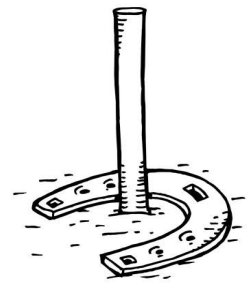
## Maintenance Committee—Lila Szedlus

The Maintenance Committee has not met.

## Shuffleboard

We have two Shuffleboard Courts

- North Paseo Sarta
- South Paseo Pena.



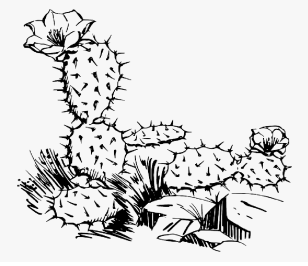
## Shoes Anyone?

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!

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

## Grounds and Landscaping—Lou Kifer



### **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

Spring of 2022 ended with the new gardens at the “4 corners” area (Penasco and Quinta) finished. Thank you to all who came out to volunteer. Together we got the job done. Only a couple cactus were taken out by the javalina.

With all the rain this summer we have not had to supplement the watering needs in any of the gardens. In November I’ll be grubbing and fertilizing for the 6 month routine.

I requested our homeowners to weed their common ground areas and many have done this. Also we had 4 people come out on Oct 8 to weed some areas. Thank you to all.

I would like to have a group of volunteers to help with the bench placement project. There are benches in areas that were originally placed as bus stop benches. This is no longer being done here in the villas and I’d like to work on replacement for a gathering area in several locations considering taking in a nice view and with shade. We will also repaint the benches.

Anyone interested in working with the grounds committee, give the office, your name and contact number.



## Social Activities and Dates to Save

### **Oktoberfest**                      **October 29, 2022 - Saturday**

12:00-3:00 Penasco Park

Menu: brats, hotdogs, sauerkraut, German & American potato salad, baked beans, coffee and tea    BYOB

Bring a dish to share (salad or dessert)

### **Craft Sale**                      **November 3, 2022 - Thursday**

8:00 -2:00 Penasco Park

Crafts must be homemade; there is limited space so crafters must register with the office. There will be a \$5 charge per table for advertising

### **Fun in the Sun**                      **November 10, 2022—Thursday**

9:00 until the coffee runs out (about 11:00)

Menu: doughnuts, coffee, tea & hot chocolate

### **Fall Patio Sale**                      **November 11 & 12, 2022—Friday & Saturday**

8:00 – 2:00

Entry fee \$5 per villa

### **Holiday Lights &**

### **Patio Decorating**                      **November 15, 2022 thru January 15, 2023**

(Sign-up in the office to win a prize)

Judging will be done the week of Christmas in the evening



## Social Activities and Dates to Save—Continued

### **Nov 19<sup>th</sup> – Thank You Lunch - Saturday (Sign up Required)**

This is to honor all the people who helped with the rain/hail storm damage in the Villas

12:00 – 2:00 Penasco Park

Menu: Turkey, potatoes & gravy, green beans, coffee, tea

Bring a dish to pass (salad or dessert) BYOB

### **Dec 3<sup>rd</sup> – Holiday Dinner—Saturday (Sign- up Required)**

American Legion Post #66, 1560 W Duval Mine Road

4:30 Check-in

6:00 - 7:00 Dinner Cash Bar

Owners & Renters \$15 Guests \$20

Menu: chicken cordon bleu or salmon, baked potato, green bean casserole, rolls & butter

Please bring an inexpensive gift for Toys for Tots

### **Dec 15<sup>th</sup> Christmas Parade - Thursday**

Line up at the office at 11:15 in your decorated golf carts, cars , or walk with your friends and or pets

12:00 – 2:00 The parade will end at Penasco Park where there will be cookies and hot chocolate for participants and residents

**Take a hike with Villas residents**

**Meet new friends**

**More information later in the fall**



## Social Activities—Continued

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### Dec 15<sup>th</sup> Christmas Parade - Thursday

Line up at the office at 11:15 in your decorated golf carts or cars Decorate yourself, your dog, your friends and walk around and enjoy the season.

12:00 – 2:00 The parade will end at Penasco Park where there will be cookies and hot chocolate

### Dump Run - Sign-up Required

.Dump runs are the 3<sup>rd</sup> Thursday of the month.

\$5 charge for smaller items

\$10 for larger items.

