



**May your life be as a poem -
Your eyes be boldly seeing,
Your mind clear seeing too.**

**May your heart beat with earth's rhythm,
And your words alive and true.**

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PRESIDENT'S MESSAGE

Linda Djupstrom

As we pack up to head back to the beauty of the Upper Peninsula of Michigan I began to reflect on this years' time spent at Villas West compared to other years.

The beauty of Villas West, the friends who have become family, the patio gatherings, the warmth of the sun, the beauty of our grounds and the kindness of our neighbors all come to mind.

However, this year I am thinking a great deal about the responsibilities of being President of Villas West. I must say 6 months ago I thought I had an idea of what being President of an HOA would mean but I truly didn't.

Last month I shared with you the things that we have accomplished – trying not to focus on the tasks and challenges that still await.

This has been a challenging time for many of us. So much to learn and then relearn as I forget what I just read, 😊 keeping focus on the road ahead and making sure we always keep what is best for the Villas West as a whole as our number one priority and trying to be available to owners and staff.

PRESIDENT'S MESSAGE*Continued*

Speaking of the road ahead, one huge thank you to the entire Documents and Communications Committee, Jeff Miller and Ray Harries for providing us with a map forward. Cleaning up and developing our processes and procedures has been the start of providing up to date and invaluable resources for our office and the owners. The completion and laymen's explanation of the Reserve Study and Ray's long-range plans have provided us with a clear and concise path forward.

Today, as I prepare to head home, I would like to share some of the maybe less tangible things I am focusing on, and I hope you might have experienced some of them yourselves.

- Like the laughter that would happen when I spent time in the office as owners would stop in.
- The kind words of many of those same homeowners to the Board and the staff.
- On my daily walks to the office seeing beauty sprout from an empty graveled lot next to the office transformed into a garden of beauty by volunteers.
- Getting to meet new neighbors and learning about where they came from and sharing many potlucks on the patio.
- Seeing the smiles on the faces of the landscapers when there was a donation of blowers and shovels!
- Having the opportunity to meet with the entire staff and listen to the challenges they have been dealing with yet finding such a level of gratitude.
- Cinco de Mayo celebration and watching the smiles on the faces of our residents and staff as they listened to Carlos' band, watched Layla dance, ate some delicious hot dogs and the smile on one lucky owner who got a dance with Aaron. Oh and I must not forget, my winning 3rd place in the salsa competition!!!! [not Salsa dancing, but Salsa food!]
- To the residents who bring donations of food for our mini-pantry which is donated to both the Sahuarita and the Green Valley Food Pantries. I have seen canned goods, snacks, cereal, and fresh veggies. Very nice!
- Seeing the monthly newsletter bringing people together; such a wonderful gift to our community.
- For me the newsletter brings an additional gift. I have been given the opportunity to be the roving reporter and interview the staff. It has been pure joy getting to know the men and women who are employed by Villas West. Listening to their stories, seeing things from a different perspective, recognizing the pride they take in their work. It has been very uplifting.
- One more big thank you to all the volunteers who have continued to work diligently after returning to their summer homes. They are truly a gift. When Lilliana goes on maternity leave, Zee has volunteered to help out in the office.
- The amount of work that I have seen from our committees and volunteers is remarkable. Thank you to you all.



PRESIDENT'S MESSAGE*Continued*

Please remember that your Board are also owners who love to go to social functions. When we are at social functions look at us as owners/neighbors and not as a Board Members, please.

There is so much going on at Villas West keeping all of us busy and as the summer moves on we will keep you posted.

My Tuesdays at the office have come to a close. It was a great opportunity to meet with many of the owners and as soon as we get back to Green Valley I will bring 'Tuesdays with the President' back. In the meantime you can always reach me at president@villaswest.org.

Thank you and enjoy your summer wherever you might be.

~ **Linda Djupstrom, President**

president@villaswest.org



A big thank you to volunteers!

All of your volunteer work is greatly appreciated.

Thank you so much for volunteering.

SUMMER POOL HOURS



May 1 through October 31 - 6:00 AM and 10:00 PM

PRESIDENT'S MESSAGE**Memorial Donations****Memorial Donations**

Recently I discovered that memorials are not new to Villas West and are quite steeped into our beautiful history.

Here are a few examples:

Cactus Garden

The cactus garden across from the office was started with individuals purchasing cacti in memory of loved ones and the trend has continued. It has been maintained with the loving care of volunteers throughout the years.

Trees

Trees have been donated as a memorial.

Benches

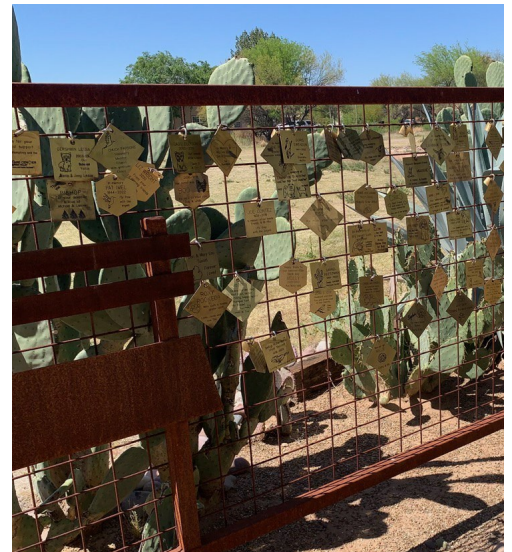
Benches have been donated in honor of a loved one and there are a few on Villas West property.

Memorial Fence

Our Grounds Committee is working with staff to build a memorial "fence" to be placed in one of our common ground areas. This fence will feature individual memorials which can be hung in honor or in memorial of a loved one, a pet or any reason at all.

Lou Kifer is heading up this project and will keep us apprised as it moves forward.

This picture to the right is presented as an example of what the memorial fence could look like. This specific fence can be found at Desert Meadows Park on South La Huerta, off Abrego.



If you are interested in a memorial, please reach out to either Dorothy or myself and we can work through the details as approval is required.

~ **Linda Djupstrom, President**

PRESIDENT'S MESSAGE

Memorial Donations Continued

New Leaf Blowers Donated

I would like to highlight Lila Szedlus and her late husband Andy. Lila learned about the need for updated leaf blowers as the ones we had were not working well for our employees. It had been decided by the Board that these blowers were indeed needed and would be included in next year's budget unless we could find an opportunity to squeeze it out of this year's budget.



Evidently Lila had other ideas !

Lila, Dorothy, and Joseph met and agreed upon what was needed for the workers and afterwards, Lila and Joseph went shopping!



Joseph, Lila & Dorothy choosing the model of blower.

Lila explained that her late husband Andy absolutely loved Villas West and the crew, and she could not think of a better way to honor him.

Joseph, Lila, Marcos, Umberto and in front sitting on the chair, is a picture of Andy Szedlus.



Lila, thank you from all of us for the two (2) back-pack blowers and six (6) handheld gas blowers.

What a selfless way to honor Andy!



~ Linda Djupstrom, President
president@villaswest.org

PRESIDENT'S MESSAGE**Listening Sessions****Let's Brainstorm about our Future!**

Do you have ideas, big or small, improvements or future projects which would keep our property values up, help us be more efficient, and/or make Villas West one of the best places to live in Green Valley? We know you do!

In our summer Newsletters and Weekly Updates, we will share some articles about possible projects or areas for improvement including some questions to help get the ideas flowing. You will be able to give feedback by mail, email, web form, phone, ZOOM Listening Sessions, and, eventually, in-person.



We will be offering monthly "Listening Sessions" via ZOOM. One or two Board members along with some members of our committees will help facilitate each session. These will not be Board meetings; no action or decisions will be made; the intent is to hear and document YOUR ideas.

These meetings will be held using Zoom on the third Wednesday of each month with the first being offered on Wednesday June 21st at 9:30 am Arizona Time. In the Fall we hope to have in-person events to continue to hear what you have to say.

Some details still need to be worked out, so please follow the Newsletter and Dorothy's Weekly Updates for more information.

Zoom instructions are posted on the website: <https://villaswest.org/zoom-meeting-instructions>

How much does it cost pirates to get their ears pierced.

About a buccaneer.



TREASURER'S REPORT*Merna Kerss*

During the last board meeting It was decided to do a review audit this year, and a full audit next year. Dorothy is looking at companies to do a review audit and I am looking for a full audit organization for 2024. if you have any recommendations on a company to use, please send them to my attention at: treasurer@villaswest.org

I'm waiting for year end financials that were requested by one of the organizations that Mark Kelly had recommended.

I'm waiting on access to the Caliber accounting system so that I can review and pull financials and reports without having to request them and wait to review them.

We now have review access to Wells Fargo advisors investments and reserve contributions have been automated for monthly transfers. Thank you to the individual that made the suggestion to have this automatically setup.

Financials for April have not yet been received at the time of preparing this report.

~ *Merna Kerss, Treasurer*

treasurer@villaswest.org

GENERAL MANAGER'S REPORT*Dorothy Gates*

May has arrived and many of our owners have gone for the summer. I wish you all safe travels, good health, and a wonderful summer.

Water Turn Off

As many of you head out, please make sure you request your water to be turned off.

Painting

If your unit is scheduled to be painted (see painting list at end of report), please remove all ornaments hanging on the walls and let the office know if you want your additions painted (wrought iron doors, gates, and sheds).

The painting crew is starting their second building to paint. This is moving slower than expected due to the number of work orders for concrete repair, fence repair, door repair and utility closet repairs. We have a very small crew of 4.5 men to cover all this work.

Contact Information

We ask that you update your contact information as well as provide caretaker information so if something happens, we have a way to contact you.

GENERAL MANAGER'S REPORT*Continued***Storm Repairs**

We are slowly winding up the storm repairs. Robert, our roof adjuster was out last week and plans to return for a final in a few weeks. He inspected the remaining roofs and did not note any deficiencies. We are hoping that on his next visit we will be able to schedule a ZOOM meeting with the owners so he can give a final report.

The roofers have finished with the repairs and clean up around the buildings and the reported nail pops are getting repaired. If you have any issues or see something that needs taken care of, please let the office know.

We still have multiple units with interior damage. Jose from Titan, Liliana and I are working with the adjusters to get a few missed units added to our estimate. Once the repairs are approved by the adjusters, we will get the work done and can finally close this part of the claim.

HVAC Replacements

We have replaced a total of 35 of the 88 HVAC units slated for replacement under the insurance. Unfortunately, units that have been reserved for us have had to be used for units that have broken down. We are hoping that this can move a little faster now that fewer units are being used which hopefully translates into less emergency replacements needed.

We have replaced a total of 35 of the 88 HVAC units slated for replacement under the insurance. Unfortunately, units that have been reserved for us have had to be used for units that have broken down. We are hoping that this can move a little faster now that fewer units are being used which hopefully translates into less emergency replacements needed.

Removal of Oleanders

We will begin an oleander removal program soon. As Ray Harries stated in the April Board Meeting, he and Marcos have noted 65 Oleanders that need to be removed due to sewer issues. I will be working with staff to get this started as soon as possible. Please note that 95% of these plants are along the back sidewalks and not the ones in front of your unit.

Sewer Preventative Maintenance

Marcos has begun a sewer preventative maintenance plan. This includes sending the camera down the line followed by snaking/cleaning the line and last there will be a hydro jet done which will hopefully clean out all the roots in the lines. This will be a very long project that I am hoping we can do annually.

Annual Inspections and Cleaning

While Marcos is working on the sewers, the other techs are on roofs. They are performing their annual inspections and cleaning. This year we have added water heaters and closets to this list. As you can imagine, this will take some time to get through. As we all know, regular maintenance is required to extend the life of products, same concept with our aging community.

I only know 25 letters of the alphabet

— I just don't know y.

Thinking of Selling in Villas West?

Award-Winning Villas West Condos are still in high demand!

I am an Expert Local REALTOR® & SRES®
(Seniors Real Estate Specialist®).

My Goal is to get you the Most Money, in the Shortest Time, with the Least Amount of Hassle, while Strategically Marketing the Sale of Your Condo. This includes 30+ Professional Photos of Your Condo and the Common Areas.

In addition, I will reduce the total Sales Commission from 6.00% to 5.00% if I end up representing both Seller and Buyer.

Please call me at **520-444-9890** for a Free On-Site Consultation!

Check out <https://www.AlVincent.com/Villas-West/> to see info on Active, Under Contract and Sold Listings in your wonderful community.

Pro Tip:

Cleaning & Decluttering Your Condo is Very Important Prior to Listing it For Sale.

HOA Rules Reminder: The Speed Limit in the Villas West Campus is 15 MPH.

Fun Fact: About 10,000 Baby Boomers (Born 1946-1964) Turn 65 Every Day!

Honesty, Expertise & Results!



Al Vincent "Vin"

Associate Broker/REALTOR®/SRES®/CCIM
Green Valley, Arizona

520-444-9890

AlVincent.com



Hello Villas West Condo Owners!

Here are some Stats I put together for your viewing pleasure.
Please call me at **520-444-9890** for all of your Real Estate Needs.

Villas West - Yearly Comparative Sales Activity Analysis (As of 05/15/23)

Year	Total	Total Sales (\$)	1 Bdrm	1 Bdrm Ave Price	2 Bdrm	2 Bdrm Ave Price	Average Days on Market
	Unit Sales		Unit Sales		Unit Sales		
2020	53	\$4,784,050	30	\$85,028	23	\$97,096	24
2021	55	\$5,786,200	37	\$100,414	18	\$115,050	16
2022	44	\$6,245,450	24	\$136,731	20	\$148,195	16
2023 YTD	20	\$2,888,700	12	\$140,508	8	\$150,325	22

2020 Average Days on Market: 1 Bedroom = 34 Days; 2 Bedroom = 11 Days.

2021 Average Days on Market: 1 Bedroom = 18 Days; 2 Bedroom = 11 Days.

2022 Average Days on Market: 1 Bedroom = 22 Days; 2 Bedroom = 8 Days.

2023 YTD Average Days on Market: 1 Bedroom = 27 Days; 2 Bedroom = 15 Days.

Record High Price for a 1 Bedroom (588 sf): \$160,000 on 12/29/22.

Record High Price for a 1 Bedroom (911 sf): \$215,000 on 02/23/23.

Record High Price for a 2 Bedroom (696 sf): \$175,000 on 09/23/22.

Compiled from MLSSAZ (Multiple Listing Service of Southern AZ) online records.

Please Call Vin at **520-444-9890** for a Free On-Site Consultation!

Honesty, Expertise & Results!



Al Vincent "Vin"

Associate Broker/REALTOR®/SRES®/CCIM
Green Valley, Arizona

520-444-9890

AlVincent.com



BUDGET & FINANCE*Merna Kerss, Chair*

Members of Budget and Finance Committee include:

Merna Kerss, Chair
 Bob Djupstrom
 Jeff Miller
 Ray Harries
 Mark Kelley

I am collecting and soliciting information on projects deferred to 2024 for consideration by the Budget Committee from Board members and their committees.

We have had no formal meetings at this point, however I'm working with Ray, a committee member and now our Board vice president, on several projects. He has been collecting information on and doing a great amount of work, which is greatly appreciated regarding landscaping and maintenance equipment for 2024.

We have had some overage in certain budget accounts for 2023 budget resulted from unexpected expenditures. One such expense is the replacement of landscaping and maintenance equipment that is no longer usable. Also, the purchase of an auger which will help us clean out some of the sewer lines that are having issues without having to contract out. This is an expense saving move.

~ *Merna Kerss, Chair*

DOCUMENTATION & COMMUNICATION*Linda Djupstrom, Chair*

Members of the Documents & Communication Committee include:

Linda Djupstrom, Chair
 Dorothy Gates
 Tracy Swaim
 Zee Hussain
 Mark Ewell
 Judy Palmer

We have not met; however, we will soon be getting together to review and evaluate our products and processes, so that we can be even more efficient and effective in the future.

We have produced another Newsletter, created a new office form template, updated the office forms with that template, worked with the Architectural Committee on possible Architectural Spec modifications, and continued to enhance the web site.

~ *Linda Djupstrom, Chair*

GROUNDS UPDATE*Ray Harries, Chair*

The Grounds Committee members include:

Ray Harries, Chair

Lou Kifer, Lead

Mary Grgrich

Bob Djupstrom

Shirley Fasching

Carleen Otto

Carol Jacobs

Lou Kifer resigned from the Board in April however has remained a member of the Grounds committee in the position of lead of the committee.

Shaded Structure

Lou Kifer is in the final planning stages for the creation of a low profile post and pole shaded structure using dried 8 foot long Ocotillo stocks from on-site plants laid parallel to each other as a roofing thus creating shade. Very similar to those Southwest American Indian/Spanish structures at San Xavier Mission and the Tumacacori Mission that are used as a meeting place or for the sale of Indian Fry Bread and Mexican food dishes. The location will be in one of our Cactus Gardens.

Gabion

Lou is exploring the creation of a Gabion (rock structure/stone basket) similar to those at the Desert Meadows Park. From what I've seen, both Grounds projects will fall within the 2023 budgeted monies.

Hats off to Lou for continuing her efforts in leading the way to keep Villas West aesthetically beautiful in a true Southwest theme.

~ *Ray Harries, Chair*

PARKING PERMITS

Guests and tenants must turn in their vehicle parking permits when they depart Villas West.

- ⇒ Temporary parking permits are available for more than 48 hours and less than 30 days and these are displayed on the dash of the vehicle
- ⇒ These must be returned to the office at end of stay to avoid the \$25.00 fee that will be charged to the villa owner



GROUNDS UPDATE

Continued

Eucalyptus Tree

A few pictures of a dead eucalyptus tree getting the attention of one of our landscape team.

Thank you, Merna, for submitting the pictures



Members of the Architectural Committee include:

Tim Schaid, Chair
Zee Hussain
Tom Bowes
Jeff Miller

The Architectural Committee members are in the process of updating the specs and are working with the Documents Committee to streamline the information.

The Architectural Committee have recommended & approved the following requests; however they do require final Board approval. Please note the conditions as noted for each.

1. Install Back Porch/Relocate Trash Receptacle

- Approved & conditions include:
 - ⇒ Contractor must have copies of his/her license and insurance on file in the VW office prior to beginning work
 - ⇒ VW will be responsible for relocating the trash receptacle
 - ◇ owner agrees to pay \$50 relocation fee, and
 - ◇ \$300 if Villas West determines a new receptacle is needed
 - ⇒ All other labor and material costs at owner's expense

2. Granite Stone Coating on Back Porch

- Approved & conditions include:
 - ⇒ Authorization to use SpreadRock brand Granite Stone Coating
 - ⇒ Any contractors used to perform work must have copies of his/her license and insurance on file in the Villas West Office prior to beginning work
 - ⇒ All colors must conform to Villas West color schemes
 - ⇒ All labor and material costs at owner's expense

~ *Tim Schaid, Architectural Chair*



SELLING YOUR VILLA?

Inform the office when selling your villa so files can be updated with accurate information in a timely manner, and you don't pay for an extra HOA monthly fee.

- ⇒ There are a number of things to be aware of so please contact the office



MAINTENANCE UPDATE

Lila Szedlus, Chair

The Maintenance Committee members are:

Lila Szedlus, Chair

Ray Harries

Jeff Miller

Jim Sullivan

Mike Flynn

Backpack and Handheld Gas Blowers

Thanks to one of our very generous Board members, Lila Szedlus, two (2) backpack blowers and four (4) handheld gas blowers have been purchased and provided to the ground crews, accepting them with great joy. This gift will enable our ground crews to be more efficient and more productive in their daily cleaning up of our Villas West environment. Lila did this in remembrance of her late husband, Andy as he had a great fondness for the ground crews.

Long Range Plans/Maintenance

Roofs, HVAC's and water heater replacement numbers will be up-dated prior to our October 2023 Board Meeting.

Eucalyptus Trees

Eight (8) Eucalyptus Tree scheduled for removal over the next two years as they were identified as a danger to our residents or causing significant expenditures of financial resources and employee hours for clearing roots blocking our sewer lines.

Pine Trees

Two (2) dead Pine trees that are becoming a health safety matter will be removed.

Magnolia trees

Four (4) stressed, infected and or dying Magnolia trees at two pool sites will be scheduled for removal after an Arborist evaluates them, at no charge to the HOA.

Oleanders and Sewer Lines

Dorothy has started a schedule for the removal of the problem shrubs that has caused us so much in financial resources and employee hours for addressing and mitigating sewer line blockage problems. This is at least a one year management plan and the worst offenders will be prioritized and removed in order.

**I love dad jokes,
but I don't have kids,
which makes me a Faux Pa.**

MAINTENANCE UPDATE**Continued****Pools**

Dorothy has started a schedule to replace the protective sleeves covering the pool handrails used to enter the water at all pools. They all have deteriorated by time and weather conditions. She is also working on a schedule for all pools to remove the water level scum buildup caused by body oils and suntan lotions, then follow up biannually with a cleaning program.

Painting and Water Conservation

Updated reports on painting progress and water conservation to be provided by the Board prior to October Board Meeting.

~ Ray Harries, Project Lead - Long Range Plans, & Lila Szedlus, Maintenance Chair

SOCIAL EVENTS UPDATE*Lila Szedlus, Director*

The volunteers assisting Lila Szedlus, Social Director, with Social Events include:

Lee Ann Schuepp

Trudy Mundy

Nitya Litzler

Pat Reed

Lee Donnelly

All social events are open to tenants & owners, and do require you to sign up at the office & to obtain a ticket.

All events are held at Penasco Park, located at the top of Camino Penasco, unless otherwise noted.

Refer to the Social Calendar in this newsletter or view on the website for current details:

<https://villaswest.org/calendar>

~ Lila Szedlus, Social Director

SOCIAL EVENTS UPDATE*Continued***Cinco De Mayo Celebration**

75 people signed up ahead of time and even more came by to buy tickets for the Cinco de Mayo event held May 5th at Penasco Park. There were 125 hot dogs and there were none left.

The entertainment was first notch! El Compa Carlos* (led by staff member Carlos Salazar) played 2 sets and Layla (Liliana's daughter) danced during the intermission. A Cornhole board was set up and enjoyed by many including staff and the roofers. There was a cake walk or 10. Thank you to those who donated cakes for this activity!



Aaron (staff member) treated everyone to a dance exhibition. Here is Aaron with homeowner **Nancy**.

Dave & Stacey (owners) enjoying themselves.

There were seven (7) entries for the "blind" salsa contest with . Congratulations to you all!

- 3rd place - **Linda Djupstrom**
- 2nd place - **Karla Wise** (wife of staff member Joseph)
- **First place winner for the second year in a row !!** - **LeeAnna Schuepp**

Cinco de Mayo was a great success with residents and staff mingling and having fun!

**in case you missed the previous communications, Carlos has a YouTube channel:*
<https://www.youtube.com/@elcompacarlos306>

DID YOU KNOW?

Trim Patio Trees

Trim Patio Trees

It is the villa owner's responsibility to trim patio trees away from the roof tops as well as the patio roofs.

RULE NO. 2 – LANDSCAPING AND COMMON GROUNDS

It is the Unit Owner's responsibility to trim all front patio trees and bushes so that no portion thereof is in contact with any structure (e.g., building, patio walls, patio roofs, building roofs).

If you would like someone to do this task for you, contact the Office as you can pay for one of the team members to do as a side job.

NEXT SCHEDULED BOARD MEETING



Wednesday, October 18th

All meetings will be held at Friends in Deed at 9:30 am and Zoom is available for those connecting online.

Zoom instructions are posted on the website: <https://villaswest.org/zoom-meeting-instructions>

The Annual General Meeting in February is held at GVR East Center.

INPUT & SUGGESTIONS

We would like to hear from you as are looking for your ideas, suggestions and input.

There is a suggestions and comments box in the office.

If you have an idea, write it down and place it in the box.

All submitted ideas will be taken into consideration.

If you would like to pass along suggestions &/or feedback pertaining specifically to the newsletter, email: newsletter@villaswest.org



MEET THE TEAM

Miguel - Supervisor

An interview with **Miguel Peralta**, Maintenance Supervisor, by Linda Djupstrom.



Linda: What was your first job?

Miguel: I worked at an elementary school in the maintenance department.

Linda: Where did you work before this position?

Miguel: At a ranch – taking care of cattle and horses.

Linda: What sort of duties do you have at work?

Miguel: Maintenance - sewers, water heater draining, upkeep of pools, painting, masonry basically anything that needs attention.

Linda: How would you describe your job to a bunch of five-year-olds?

Miguel: Play with tools and paint all over the place.

Linda: What are the toughest challenges you've had at work?

Miguel: The clean out for the sewers!

Linda: What's the most exciting part of your job?

Miguel: Simply being a part of Villas West!

Linda: What's the coolest thing you're working on right now?

Miguel: Excited about learning more about HVAC and continuing to learn many more things the longer I am here.

MEET THE TEAM

Miguel

Continued

Linda: What's your secret talent that no one knows about?

Miguel: I train and shoe horses.

Linda: What's the best compliment you've ever received?

Miguel: My father paid me a compliment I won't forget, and it has helped make me the man I am. He commented on my work ethic and that meant the world to me.

Linda: What's something you're proud of?

Miguel: My respect for family – mom and dad and I am so lucky to still have them with us, they are both 85 years old.

Linda: What kind of music do you like?

Miguel: Miguel' music!

Linda: What brings you joy?

Miguel: A good meal.

Linda: Who has had a great influence on you?

Miguel: That would be my father, mother, and my brother. You never know who the next person is that will teach you something – always be willing to learn from anyone and always take the best from whoever you meet.

Linda: Do you have a pet?

Miguel: A horse, Pinto. He is too old to ride but still a favorite.

Linda: Do you have any vacations planned?

Miguel: Yes, I would like to take my family to Disney Land and the Wolf Lodge in Phoenix.

Linda: What's your least favorite chore around the house?

Miguel: Mopping or vacuuming.

MEET THE TEAM**Miguel***Continued*

Linda: What's your favorite holiday?

Miguel: Summer

Linda: What's your favorite thing to do on the week-ends?

Miguel: Rodeo team roping

Linda: What are the 3 items that you would take with you to a deserted island?

Miguel: Food, family and liquid nourishment

Linda: What's your idea of a perfect day?

Miguel: Spend the day with my entire family!

Linda: Favorite drink?

Miguel: Homemade Lemonade – lemonade

Linda: Do you cook?

Miguel: Just a little bit – burgers and chicken on the grill mostly.

Linda: What's your favorite food/meal?

Miguel: A good steak on the grill!

Linda: What is the strangest meal you've ever eaten?

Miguel: Oysters – I started eating them as a child so they weren't strange to me then.

Linda: What's the craziest thing you've ever done or seen before?

Miguel: I can't tell you !!



MEET THE TEAM**Miguel***Continued*

Linda: Who do you want to be when you grow up?

Miguel: A good father.

Linda: What has made you smile recently?

Miguel: Just being alive!

Linda: Who or what inspires you?

Miguel: People who teach by doing versus preaching.

Linda: If you could sit down and have a conversation with any 3 people – alive or deceased – who would they be and why?

Miguel: Michael Jordan (a humble man who has much to be arrogant about) and my deceased siblings. That would be wonderful.



A special THANK YOU to Liliana !

Liliana has offered her time and translating skills in assisting with these interviews with staff.

PAINTING

Painting is-ongoing and if you do not want the sheds, doors or gates painted, you must inform the office.



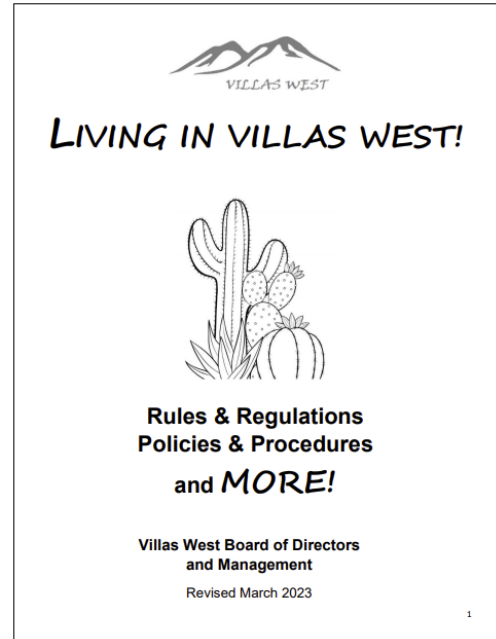
LIVING IN VILLAS WEST

Updated Living in Villas West Document

The Documents and Communications Committee is happy to present the new look of “Living in the Villas”.

The goal was to hopefully create a document that was easier to access, eliminated duplication, merged free standing documents into “Living in Villas West”, and sometimes cleared up the verbiage.

Absolutely no changes of any type to the Rules and Regulations as that requires Board approval. The Committee will continue to work on the proposed changes throughout the summer and present them to the Board at an upcoming meeting next fall/early winter.



As new policies and procedures are implemented by the Board or Administration, they will be:

- Included in the General Manager’s weekly update
 - Posted in the newsletter
- Added to the “What’s New” tab on the website
 - Inserted into “Living in the Villas”

We sincerely hope this revised version of Living in Villas West will help everyone have a quick and accurate reference to pertinent information.

The document can be viewed here: <https://villaswest.org/living-in-villas-west>

Or, pick up a copy at the office.



A few pictures from around Villas West shared by Zee Hussain. Thank you, Zee!

LIVING IN VILLAS WEST

Lending Library



Searching for someone(s) who might want to construct a Lending Library.

A little free Lending Library is a free book-sharing box where anyone may take a book or share a book. They function on the honor system.

You do not need to share a book in order to take one.

If you take a book or two from a little library, bring some books to share to the library, when you can.

There are free plans online but also one could use their talents to design and construct a little free library.

These "little free libraries" offer our community a chance to share their used books with others in Villas West. Thanks to their modest size, easy setup, they are easy to maintain.

- Not only is a little free library an efficient way to clear out your old books, but it also has the added benefit of providing books to other readers who may not have easy access to reading materials.
- Anyone can take a book and leave a book so they can get something new to read and share books that they love with their neighbors.



If you are able to construct a Lending Library, please contact Dorothy at the office or Lou Kifer.

A few pictures from around Villas West shared by Zee Hussain. Thank you, Zee!



LIVING IN VILLAS WEST

Villas West History: Our Lady of the Valley



When Father Pete moved to Green Valley, Maxon Construction* provided an apartment on La Canada for his residence.

An apartment next door to Farther Pete was offered for a chapel for daily mass.

In May 1967 another apartment on La Canada was made available.

The first mass was said in Chapel D on Mother's Day, May 14, 1967.

Research by Carolyn Burlseon, Joyner-Green Valley Library History Section

**Chicago developer, Don Maxon, and his brother Norman created the plan to provide a group of rental apartments for people from every walk of life.*

The first concrete was poured for Villas West in August 1963 and the first apartment was ready for occupancy January 1964

Do you have a piece of Villas West history or a story to share? Send to: newsletter@villaswest.org

Provide Current Contact Information to the Office



- ⇒ Make sure the Office knows **how to reach you in case of an emergency**
- ⇒ Many of you are returning to your primary home. **Have you updated the Office with how to contact you?**
- ⇒ If you rent out your villa, **provide tenant's contact information to the Office**
- ⇒ It's the **responsibility of the homeowner to notify the Villas Office of any address changes**
- ⇒ The **Homeowner Contact Update Form** can be download from the website <https://villaswest.org/forms>) or pick up a copy of form from the Office

LOCAL SERVICES



PIMA COUNTY	Report Crime/Suspicious activity:	(520) 351-4900
SHERIFF DEPARTMENT	Green Valley District Office:	(520) 351- 6711
SNAKE REMOVAL	Green Valley Fire Department:	(520) 629-9200
TRASH PICKUP	Titan Trash: If no trash pickup call	(520) 393-7891
LOCAL NEWSPAPER	Green Valley News:	(520) 625-5511

SERVICES CONTACT INFORMATION: ELECTRICIANS

Cordero Electric	ME Electric LLC	Sunnyside Electrical LLC
(520) 398-9916 or (520) 429-3229(http://www.corderoelectric.com	520) 250-5051 meelectricaz@gmail.com	(520) 891-8559

SERVICES CONTACT INFORMATION: PLUMBERS

Green Valley Plumbing	Sahuarita Plumbing LLC	Valentine Plumbing
(520) 625-8976 www.greenvalleyplumbingaz.com	(520) 780-4507 www.sahuaritaplumbing.com	(520) 444-9359 www.valentineplumbingaz.com

Villas West Management and Board of Directors do not warrant, recommend, endorse, or assume liability for any of these contacts.



VILLAS WEST 2023 BOARD OF DIRECTORS

president@villaswest.org

Linda Djupstrom President

treasurer@villaswest.org

Merna Keress Treasurer and Finance Committee Chair

board@villaswest.org

Ray Harries Vice President and Grounds Committee Chair

Tim Schaid Secretary and Architecture Committee Chair

Lila Szedlus Member at Large, Maintenance Committee Chair & Social Director

VILLAS WEST OFFICE

Dorothy Gates

General Manager

gm@villaswest.org

Liliana Ortega

Assistant Manager

am@villaswest.org

Ashden Armstrong

Administrative Assistant

admin@villaswest.org

Office Hours: Monday - Friday

8:00 - 2:00* pm

**after 2:00 pm by appointment*

520-393-7891

460 South Paseo Quinta
Green Valley, Arizona 85614

EMERGENCY or After Hours: 520-256-5779

Calls will be answered before 8:00 PM. After 8:00 PM leave a voicemail.

After Hours Emergencies include:
Heating | Cooling | Exterior sewer line

Portable heaters and air conditioning units are available
at the office during business hours for temporary use.

We cannot respond after dark or during inclement weather.
Emergency service does not include turning on/off the water or lighting water heaters.

BULLETIN BOARD or ADVERTISE IN THE NEWSLETTER

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 or email:

newsletter@villaswest.org

There is a fee for business advertisements however homeowners and tenants may place a non-business ad can do so at no charge.

Advertising will be accepted at the discretion of the Green Valley Villas West office. Green Valley Villas West does not accept any responsibility for, nor does it endorse, any advertising material presented in the Green Valley Villas West Newsletter.

NEWSLETTER SUBMISSIONS

Do you have some information you would like to share?
How about poetry, short stories, photographs, recipes ...?

We will publish contributions in the upcoming newsletters. Send your material to:

newsletter@villaswest.org

Submissions will be reviewed and included in upcoming newsletters at the discretion of the Green Valley Villas West office.

Villas West newsletter is the official document of the Board of Directors & Green Valley Villas West Condominium Association and all published information herein constitutes notice to all members.

The Board of Directors reserve the right to edit all submitted material.

If you would like your own copy of the newsletter, send your name and address to: newsletter@villaswest.org

You can also pick up a printed copy from the office.

Previous versions can be found on the website: <https://villaswest.org/newsletters>

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