

May 24, 2023

Happy Hump Day!

I missed last Friday so I thought I would do a midweek update.

Tomorrow will be a tough day for us here...Aaron will be leaving us tomorrow. He has found a job that offers full benefits. He will also have a couple of days off during the week that will allow him to be able to take care of Hazel when she arrives (he has promised to bring Hazel to visit us). If you see Aaron out and about tomorrow, please wish him luck in his new adventure.

My last few updates have been a bit short so this might be a bit long, but I feel you all deserve a full update.

Marcos has headed up a sewer inspection and cleaning project. He will be running a camera through the lines then will use the sewer machine and jetter to clean the lines. Once he feels the line clean, he runs the camera again to make sure the line is clear and there is no damage. This job itself is a full time job but a necessary one.

When Ray Harries was here, he and Marcos earmarked some (65) oleanders that were causing issues with the sewers and Marcos has located a few more while on the sewer project. We have several employees who are willing to work a little over to take on the task of removing these plants. This "Oleander Project" will begin next week. All plants will be bluestaked before digging. Once they are dug up, they will go below ground level to cut the branches and use copper sulfate to kill the roots. If you wish to replace an oleander after it is removed, please fill out a grounds request for a sewer friendly replacement.

We recently had Bartlett Tree out to assess our Magnolia trees in the pool areas. We received some reports back yesterday and are awaiting a plan before moving forward on the beautiful trees. There is a good chance that these trees will need to be taken down due to disease or soil issues.

Bartlett will be back out to assess the remaining 70 trees (eucalyptus and pine). I currently have a list in the office of 4 eucalyptus trees that are causing issues with the sewers, 7 trees are marked as dangerous to persons and property, and 3 pine trees that are diseased or leaning towards buildings posing a danger. These are currently on my priority list for removal pending the report from Bartlett. If trees can be trimmed and topped to remove the risk, that is the way we will proceed opposed to removal.

As many of you are aware, we have brought the painting back in house. The crew is very meticulous in their work and the buildings look fabulous. Unfortunately, with all the other work orders that they have for masonry and carpentry work, they have fallen behind. I have to remind myself that this is the crew that does all the carpentry work (doors, fences and water heater closet doors) and masonry (sidewalks, building repair and wall repair) as well as all the painting. The crew has only 4.5 members and this is a ton of work for so few men. They have scheduled the painting for a couple of weeks then they take a couple of weeks to do other work orders before starting another building. I will be looking at adding a couple of staff members to this crew if we can swing it next year.

We recently began getting permits for water heater replacements. Swanson Plumbing is installing for a small price, however our costs for water heater replacements have increased \$398. Our techs will be removing the broken-down tanks and place materials in the closet. Swanson will come in and connect the new heater and then we call for a "virtual" inspection. This process has now added approximately 3 days to the process, depending on how fast the county is. I am looking into getting one or two people certified through the county so that we can move this process along faster and \$95.50 cheaper than our current process.

We are looking at a couple of pool improvement projects. We have ordered new covers for the safety rails at the steps of the pools. We have a pool scum removal plan which will begin next week. Please expect to see each pool closed for 24-48 hours so that they can clean the scum and ensure that all chemicals are at the correct levels. We plan to start with the North Sarta pool followed by the South Sarta then South Pena and finally North Pena pool. We hope that the work will be completed by the end of next week. We apologize for any inconvenience this may cause and invite you to visit one of the other pools during your pool closure.

I want to remind people that if they shower before swimming and make sure any oil or lotion is fully soaked in and waterproof, it can cut down on the amount of buildup on the pool tiles.

We are also gearing up for deck repair and pool paint for the North Sarta pool. I had originally planned for North Pena but have been informed that the Sarta pool is in worse condition. This process will probably take up to two weeks to complete once started. I do not have a date as to when this will begin so watch for updates with more information.

We have received several architectural requests lately. I want to remind you that if the work you are doing requires a tech to be available (satellite and cable installation) this work needs to be scheduled to be done during work hours, Mon-Fri, 7am-2pm. Once any work is completed, the owner must notify the office for an inspection to ensure the rules and specifications were followed.

As we are closing in on Budget time, which starts in the summer, I want to remind everyone that there has been a drastic increase in natural gas prices, and we are expecting a 7%+ increase in water this next year. We also received our insurance renewal with a \$47,030.48 increase. The board expected an increase and prepared for it but unfortunately there was no way to know it was going to be that large of an increase. A homeowner recently suggested that we work with the water company on possibly receiving a reduced rate considering the number of owners that are not here during the summer. This is something I will investigate with fingers crossed but will not hold my breath on waiting for a reduction.

It is time that our slithery friends come out to visit. This week alone I had to have a snake removed from my office windowsill and yesterday we were visited by a non-venomous snake by our office walkway. The crews yesterday unfortunately had to kill a rattlesnake and remove another non-venomous snake off common grounds---that is a total of 4 snakes this week alone! I want to remind everyone to be a bit more cautious, check the step out of your unit before stepping down, be careful reaching into plants and watch where you are walking. If you have a snake problem, you can call for removal by the fire department at 520-629-9200.

Our documents committee is still hard at work even though they are not present. They recently revamped our "Living in Villas West" document and encourage you all to take a look at the new version ([attached](#)). It is packed with a ton of information and contains our rules and regulations (SECTION III). Please pay attention to the Rules and Regulations Rule No 1F, Rule No 2 and Rule No 4.

Well, that is about all I have for now. Remember to wish Aaron well on his new adventure.

Monday is Memorial Day and in observance of this very important holiday, our office will be closed. I urge you all to take a moment and remember those who unfortunately did not make it home while protecting our freedoms, their sacrifice should never be forgotten.

Dorothy