



In early June

**The world of leaf and blade
And flowers explode,
And every sunset is different.**

~ John Steinbeck

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PRESIDENT'S MESSAGE

Linda Djupstrom

We are back in "da UP" (Upper Peninsula of Michigan) enjoying the lack of snakes hanging out by our patio gate while finding mosquitos the size of said snakes getting to be a little much.

The first week we were home we woke up to no water! Living in the country poses all forms of excitement, our well not providing water is one of them. This was a great reminder of how beneficial an HOA can be in situations like this! It sure would be nice to simply pick up the phone and tell Dorothy, Liliana or Ashden to send someone over to fix this please!

Although the Board was not scheduled to meet formally through the summer, we realize this might be a bit long to go without having an opportunity to connect with Board members. Considering the number of items requiring our attention, we have decided to meet monthly through Zoom. In addition, we are providing an opportunity for what we call "Listening Sessions" right before the Board meeting.

Let's Brainstorm about our Future!

The Listening Sessions are intended to offer owners a chance to share ideas, concerns, and suggestions relating to the topic of the session. Today we had our first listening session with members of the Documents and Communication committee. The listening sessions are intended to offer owners a chance to share ideas, concerns, and suggestions relating to the topic of the session. Next month it will be Ray Harries and the Maintenance and Grounds Committees.

Tracy Swaim and the Documents and Communications explained a bit more about one of the new offers on our website at our listening sessions. Please take advantage of the new web form or email to the ideas@villaswest.org on the website in the new "We are Listening" section.

As the listening sessions are on Zoom only, we are working toward offering those who have no access to zoom, the opportunity of coming into the office and watching.

What's on the horizon for our owners and the board?

When I began this job, I was excited about making some lasting changes. What I found rather quickly is that picking 3 things to work on vs our entire wish list would have been more realistic and less overwhelming. So here are three.

1. Moving our investments out from under the Wells Fargo umbrella

We have been asked repeatedly by members to sever ties with Wells Fargo completely. We were listening and was not something we wanted to do without serious thought and research. Today the Board will hear from two different investment firms (Ameriprise and JP Morgan) at our June 21st regular board meeting. The Board will make a final decision after the presentations. I realize for many of you this is late in coming. I can't stress enough that this decision needed to be thought through well. When making a decision that affects 672 owners it makes it a little more difficult than if we were making decisions that only affect each one of us as individuals. In addition, we found we have an issue with the wording of our CCRs regarding investing our reserve fund. We will discuss this in more detail during the presentations from JP Morgan and Ameriprise. We are also considering moving our checking and money market accounts from Washington Federal to Chase Bank in Green Valley.

2. Dangerous tree removal and nuisance trees (root systems)

A study has been conducted and a report will be provided by Ray Harries.

3. Documents

The Documents and Communication Committee have been working with our attorney to update our documents. In connection with this we have begun the journey of working with our website site to make it more user friendly; one where all forms, documents, etc. will be just a click away. This is another project that will take time, but considering the comments I have received so far, this area is much appreciated.

Close out of the storm

We had estimated that we would be able to have a close out by the end of August and I think that will be close. We have 117 Roofs completed with zero to go. With HVAC we have 40 HVACs completed with 48 to go. (This is due to supply issues)

Dorothy and I met with Robert (the roof and HVAC insurance adjuster) and he has agreed to give a brief overview of the completion of our storm damage at a board meeting in the future.

We are in the final stages of the storm reconciliation. Once all funds are received from the insurance company and all contractors paid, we expect to have monies left over.

These funds must be used for items allocated to be paid from our reserve budget. These funds will be used to reduce the funds which originally were a reserve fund distribution from our operating budget. This will allow the board to consider options on how these monies will be applied to our spending or revenue accounts. Including but not limited to, tree removal, increase in insurance costs, cost of review audit, pool furniture (21"), employee bonus, equipment for the shop and office, additional roofs, purchasing extra water heaters, message boards, lending library boxes, etc. from our operating budget.

This is possible in part, because we did NOT hire a project manager like East did (if I am correct that took 30% of the insurance money off the top). This will help us with the 2024 budget as well and with our future Reserve Study findings. There are tax ramifications if this money is not spent on reserve capital purchases. Which means for us not to have any tax ramifications the money must be spent on items that are normally spent out of our reserve budget.

Questions that are continually asked

- **Where are we on the investigation and pending charges?**

We received our most recent update on May 16th from the Attorney General's office (Assistant Attorney General) stating they recently received bank records from other HOA victims as well as JD's bank records. Detective Harkey is conducting further analysis and investigation. They are hopeful that it will be wrapped up in the next few months.

- **Contingency Lawsuit?**

Many of you are aware of the fact that a former employee, J.D. Sotelo, allegedly embezzled hundreds of thousands of dollars from the association by depositing checks not made out to him into his own accounts. Our lawyers are preparing to initiate legal action against both the association's bank and against Mr. Sotelo's bank seeking repayment of the stolen money. We will update you further as the case develops.

- **Fulfilling our audit responsibilities?**

We have hired R & A CPA firm to complete a Review for this year. Merna will touch on this in her report. We will work with this same firm for a complete audit next year.

That's all folks! ~ **Linda Djupstrom, President** president@villaswest.org



TREASURER'S REPORT***Merna Kerss***

Well, the weather is getting warmer and a great many residents have fled to cooler places and I will soon join them. You will still hear from me, and I will still have reports for you to review and updates on our projects and expenditures. Please keep reviewing and send me your questions and concerns.

2024 Budget

Dorothy is collecting information for the 2024 budget including expected expenditures, needs and wants for the upcoming 2024. I have alerted the Budget Committee to stand ready, as the ongoing process has just been escalated. We have had a good start in 2023 as we are fortunate to have the Reserve study completed to guide us in building up our reserves for 2024.

Tree and Landscape Maintenance Study

We are hoping to complete a Tree and Landscape Maintenance Study before the 2023-year end. The first part is approximately \$1,400.00 which we felt is necessary to complete and hoping to have funds for the second phase in 2023. This will give us an idea of ongoing costs and removal costs for the budget. Ray Harries is managing this project and we are fortunate to have him on the Budget Committee. In addition to Ray and myself, there are other great volunteers so we have a lot of great minds at work.

Insurance Increase

Insurance increase for next year will be approximately \$50,000.

Review Audit

The last Review Audit was completed in 2019 and the recommendation is to have this done annually. We have contracted with a CPA firm in Tucson to complete this for us by June 30. This is a necessary expenditure that was not in the 2023 budget and the cost will be approximately \$9,700. The Budget Committee will have a line item for a Full Audit in 2024 with an approximately cost of \$15,000.

We have had unexpected and therefore unbudgeted expenses, so when you review the Income Statement detail you will find we are over budget in some GL line items but please look at the Total net income and compare it to 2022, we are doing just fine so far this year.

Please look at the **Villas West website**, there are ongoing changes and additions. You can contact the Board through the email links listed.

~ ***Merna Kerss, Treasurer***

treasurer@villaswest.org

NOTE: The Income Statement and Balance Sheet from the accountant follow for reference.

Green Valley Villas West Condominium Association
Income Statement - Yearly Comparison
5/31/2023

	2022 Actual Year to Date	2023 Actual Year to Date	2023 Budget Year to Date
Income			
Receipts	\$803,743.08	\$949,867.58	\$945,604.15
Total Income	\$803,743.08	\$949,867.58	\$945,604.15
Expense			
Disbursements	\$138,819.97	\$248,930.73	\$279,394.15
Maintenance Other	\$16,583.48	\$19,820.80	\$15,666.70
Maintenance Outside SVCS	\$129,718.51	\$47,201.81	\$42,833.25
Maintenance Supplies	\$36,035.51	\$54,938.85	\$38,708.45
Operations Administration	\$77,929.70	\$119,283.58	\$123,292.60
Operations Insurance	\$26,765.06	\$62,315.10	\$49,166.65
Operations Taxes	\$32.16	\$0.00	\$4,175.00
Operations Utilities	\$109,966.82	\$127,612.62	\$102,916.65
Expense Liability	\$0.00	\$1,000.00	\$833.35
Reserve Contribution Expense	\$0.00	\$0.00	\$4,166.65
Reserve Contribution Expense	\$225,400.00	\$250,000.00	\$250,000.00
Total Expense	\$761,251.21	\$931,103.49	\$911,153.45
Reserve Income			
Reserve Income	\$175,827.21	\$263,390.41	\$262,500.00
Total Reserve Income	\$175,827.21	\$263,390.41	\$262,500.00
Reserve Expense			
Reserve Expense	\$296,460.36	\$279,030.10	\$253,020.85
Total Reserve Expense	\$296,460.36	\$279,030.10	\$253,020.85
Operating Net Income	\$42,491.87	\$18,764.09	\$34,450.70
Reserve Net Income	(\$120,633.15)	(\$15,639.69)	\$9,479.15
Total Net Income	(\$78,141.28)	\$3,124.40	\$43,929.85

GENERAL MANAGER'S REPORT*Dorothy Gates*

The official first day of summer will have arrived on June 15th. I don't know about any of you but if it is over 80 degrees, it's summer! June not only boasts the first day of summer, but also the first day of monsoon which is the 21st. Usually our storms roll in around July 4th and last through Labor Day, let's just hope and keep our fingers crossed that this will be a mild year.

Monsoon Season Preparation

In preparation for monsoon, our crews have been checking trees and will be removing as much overgrowth as they can and our roofs are being inspected and cleaned. Unfortunately, there is not much we can do to prepare for all the things possible during these storms. Homeowners however, can prepare a bit more by having a caretaker for their villa if they are not here and make sure you have a flashlight with fresh batteries for power outages.

Venomous Critters

Along with our summer rains comes our summer critters, snakes, scorpions and Gila monsters. Remember all these desert critters are and are not afraid to use their venom when they feel threatened. If you have an issue with a snake or Gila monster, you can call (520) 629-9200 for help removing the intruder. Please do not try to handle this yourself as you are likely to be injured leading to a hospital stay.

Second Vehicle Parking

We recently started issuing permits for second vehicles parked on Tierra. These are identified by a green sticker which can be obtained at the office. This will hopefully clear up some issues with why owners are parking on Tierra instead of their deeded spot. We are asking those owners who have an owner (blue) sticker for their second vehicle to please come to the office to get a new green permit.

Oleander

A few crew members have been working on the "Oleander Project". This will be a long-running project as there are many to remove and only a few who are able to work to remove these. So far three have been removed with a 4th one scheduled for this weekend. Please read my Friday Updates to see where they will be working so you can prepare.

Since we are hitting near 100 degrees, the crew will begin early on Saturdays to try and beat the heat of the day. I will apologize ahead of time for any inconvenience this may cause some homeowners. Luckily, they can remove the plant in a day so you will only have to cope for that day.

Sewer Lines & Trees

Marcos has scoped and cleaned all sewer lines north of Penasco. This is a HUGE undertaking but necessary for us to know the condition of our lines as well as identify vegetation that is causing issues. So far, Marcos has noted three oleander bushes and 2 trees that are and will continue to cause problems that can eventually become a repair costing several thousands of dollars.

GENERAL MANAGER'S REPORT*Dorothy Gates*

As stated above the oleanders are being removed and we will be looking into getting the trees removed.

In hopes of saving the trees, I spoke with Dylan at Bartlett who said that the only way to prevent the infiltration is to remove the tree---not what I wanted to hear. I love our trees and want to keep them all so we can maintain our "Oasis Like" landscaping, but unfortunately that is unrealistic. Many of our trees were planted when the Villas were built and have served us well, but with age comes the inability to fight off disease or fungus which has affected many of our trees.

Insurance Claim

We continue to navigate our way through the insurance claim. We have completed the roof portion and have 13 more units scheduled for interior reconstruction to finish off that portion. The HVACs continue to be slow going as they are using up the stock to replace the broken-down units. I see this part of the claim lasting a few more months. We are finally feeling a bit of relief in the office and once again able to focus on something other than "The Storm of 22".

Baby Hazel

Liliana has been diligently preparing for the arrival of Ms. Hazel and working with Ashden to bring her up to speed to cover while she is out on Maternity leave. Please direct your questions and work requests to Ashden. She has been working very hard to learn our rules and procedures, so she is better able to help you.

Thank you, Residents !

I want to take a moment and thank those residents who show their appreciation for our staff. We have owners that send baked goods, treat the team to lunch, hand out ice cream to the staff and those who donate to our Employee Appreciation Fund. Please know your efforts are greatly appreciated!

I hope you all are enjoying your summer and I look forward to seeing you this fall.

~ *Dorothy Gates, General Manager* gm@villaswest.org

To view past **Friday updates from Dorothy**, visit the website:

<https://villaswest.org/gm-updates-and-reports> or pick up a copy at the office.

Tune-Up

Aging is like owning a classic car. In order to keep looking beautiful, you'll need more than a few tune-ups and a fresh coat of paint.

New Owners Orientation

We are developing a New Owners Orientation class for the fall.

- What are some things that you wish you had known when you moved here?
- What are some issues that new owners should know from the very get go?

Please send an email to ideas@villaswest.org with your thoughts.

SUMMER POOL HOURS

May 1 through October 31

6:00 AM and 10:00 PM



Shower Before Entering the Pool

Pools get shut down for 24 to 48 hours when the pool scum is removed and chemicals are balanced.

Do your part to cut down the amount of buildup by ensuring any oil or lotion is rinsed off by having a shower before entering the pool.

Good Bye Aaron!

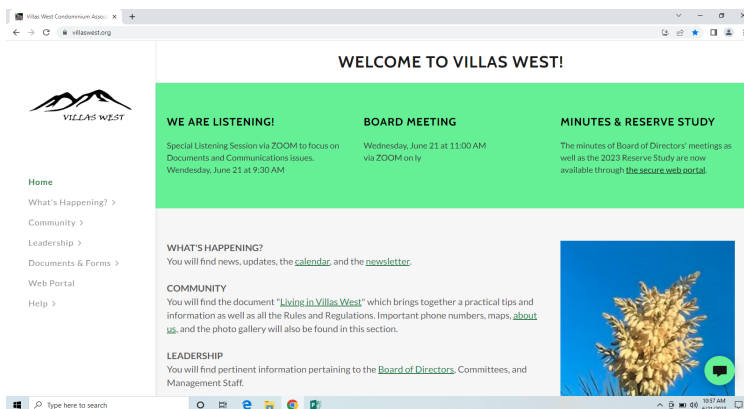


Aaron resigned from Villas West and has moved to a job that offers full benefits. With the new job, Aaron will have a few days off during the week that will allow him to be able to take care of baby Hazel.

Thank you, Aaron, for being a great worker and teammate. We'll miss you and wish you all the best on your new adventure!

Liliana and Aaron are anxiously awaiting the arrival of Baby Hazel. They are truly amazed and grateful for all the generous gifts that they have received. For those that would like to contribute, we have a Baby Bank and Diaper Bank at the office.

Have you Visited the Villas West Website Recently ?



Keep yourself informed by frequently visiting Villas West website:

www.villaswest.org.

Updates to the website are continually being done.

For instance, the Board Meeting Minutes are now posted in the Portal.

To view the Meeting Minutes, visit the Portal: https://frontsteps.cloud/CaliberWeb2_GreenValley

Once you have logged into the Portal, Select DOCUMENTS from the top menu.

On the left side will be DOCUMENT FOLDERS, and look for MINUTES.

If you have any issues logging into the Portal, contact the office.



BUDGET & FINANCE*Merna Kerss, Chair*

Members of Budget and Finance Committee include:

Merna Kerss, Chair

Bob Djupstrom

Jeff Miller

Ray Harries

Mark Kelley

The Budget Committee hasn't met yet as we are just collecting information at this point. The Committee members are being kept up to date with the monthly financial reports.

Dorothy is the first step in the 2024 budget process as the General Manager has to manage the ongoing expenses so we do not exceed the budget. As a result, she is familiar with the ongoing needs of Villas West and for the 2024 Budget, Dorothy must formulate a list of needs based on expiring HVAC units, street repairs, water heaters, number of units we will paint, trees to be removed, etc. and the cost associated with each. She'll have to create expected expenditures for each line item on the General Ledger.

Last summer Dorothy was dealing with the escalating storm damage issues and wasn't able to give the budget much attention. Our job as the committee is to review what Dorothy presents as needs and what our income will be for next year. This formulates what we can actually include in the budget with hopefully a nice contribution to our reserves.

Right now the Audit Review process has started so until that's completed (June 30th), Dorothy will be digging up balance sheets, Board meeting minutes, invoices and other documents the CPA firm requests. We have supplied an extensive list of information already, so Dorothy will be quite busy with this project.

The Budget Committee will start reviewing Dorothy's recommendations mid to late July. I'm working with the CPA firm coordinating the process and Don, our accountant, is also involved. The budget review has to be completed 180 days from the GL year end.

~ *Merna Kerss, Chair*

Stop thinking of them as "hot flashes."

Think of them as your inner child playing with matches

DOCUMENTATION & COMMUNICATION*Linda Djupstrom, Chair*

Documents & Communication Committee members include:

Linda Djupstrom, Chair

Mark Ewell

Zee Hussain

Tracy Swaim

Judy Palmer

Dorothy Gates

- We met in May to review and evaluate our products and processes and to figure out ways that we can be more efficient and effective in the future.
- We collected reports and articles and have produced another awesome Newsletter.
- Additional forms have been updated and placed on the website.
- We continue updating and improving the website.
- We are starting a “We Are Listening!” project to encourage members to share their ideas, concerns, suggestions, and expertise on anything HOA-related. The project will include some “starter” articles and blurbs in the Newsletter to help get ideas flowing. There will be a variety of ways to let us know what you think such as Listening Sessions via ZOOM, a web form, email, and paper-based submissions. Responses will be summarized, categorized, and documented. These responses will serve as a springboard to committees, management, and the Board as we get going in the fall. They will help us plan for the future.
- The Committee met with the Association Attorney to review the Rule and Bylaw amendments recommended earlier in the year. Here is the status of those amendments:
 - ⇒ Fifth reason for a closed session
Bylaw Amendment approved to go before the Membership
 - ⇒ To allow secret ballots
Bylaw Amendment approved to go before the Membership
 - ⇒ To modify ballot retention period
Bylaw Amendment approved to go before the Membership
 - ⇒ Whistleblower Policy
Rule Amendment withdrawn and suggested for the Employee Manual
 - ⇒ Document Retention Policy
Rule Amendment approved
 - ⇒ Flag List
Approved with addition of latest Arizona Flag requirement
 - ⇒ Political Signs
Approved with addition of Association Specific elections
 - ⇒ Parking (1 Deeded Space clarification)
Rule Amendment approved
 - ⇒ Car Washing
Rule Amendment approved

DOCUMENTATION & COMMUNICATION*Continued*

- ⇒ Enforcement Policy
Rule Amendment withdrawn with suggestion to update Rule [15]
- ⇒ Anti-Harassment Policy
Rule Amendment withdrawn

ZOOM

ZOOM is the videoconferencing software that we use for many HOA board, committee, or business meetings. Primarily because of COVID Villas West and many other groups started using ZOOM to safely social distance and keep our business happening. Now, it has become so useful in engaging members who are unable to attend in-person meetings that ZOOM is almost always offered in addition to in-person meetings.

Besides the software and Internet ZOOM makes use of additional equipment such as a computer, camera, microphone, speakers, and a monitor. Basic equipment can be inexpensive (sometimes it is all part of a computer or laptop) and allow for a very utilitarian experience. However, unfortunately, sometimes that experience may not be optimal. Such things as bad audio, interrupted video, or not being able to figure out who is speaking can make this a less than pleasant experience.

Upgrading equipment or Internet may be necessary to make the ZOOM experience more reliable, understandable, and enjoyable. For bigger meetings it is often handy to have a larger TV as a viewing monitor so that it is easier for people in the back of a room to see. Depending on the situation, improving the computer, Internet connection, camera, microphone, or speakers may provide a more reliable and coherent presentation both in the meeting room and for home viewers.

ZOOM has features which can help make a meeting more like an in-person meeting and offer additional benefits. For example, there are two common viewing modes: gallery view and speaker view. With gallery view you will see everybody who is logged in all stacked up in little boxes across the screen. Speaker view, on the other hand, will only show the speaker in the full screen. As ZOOM "hears" someone else, they then show up on the screen.

Screen sharing is another feature which can enhance a meeting. Someone who is reporting on some detailed financials could actually show the spreadsheet they are using to explain the numbers rather than just talk about it. This could also be used to post the exact text of a current motion while the discussion is taking place.

This is just a brief overview of ZOOM. It has definitely become an essential tool in our meeting and management procedures. However, there are always ways to use it better.



WHAT DO YOU THINK?

In what ways could we improve your ZOOM experience?

Are there ways to change the meeting itself to improve the videoconference experience?

Do you have expertise in this area that you would like to share?

Send us an email at ideas@villaswest.org

Fill out the web form at <https://villaswest.org/we-are-listening>

Drop in the Suggestion Box in Office.

Mail to: We Are Listening, VW Office, 460 Paseo Quinta, Green Valley, Arizona 85614

WE ARE LISTENING!



Document Shredding

The Documents Committee has drawn up a **Document Retention and Destruction Policy Guideline** and we are purging old documents that are redundant. Only first batch has been done and next batch of shredding is coming up in August as is planned for every 3 months

Pictured to the left is Aaron doing his happy dance after that day's load of shredding was completed.

Liliana and Aaron are anxiously awaiting the arrival of Baby Hazel. They are truly amazed and grateful for all the generous gifts that they have received. For those that would like to contribute, we have a Baby Bank and Diaper Bank at the office.

~ Linda Djupstrom, Chair



It All Starts Here: Governing Documents

As a non-profit condominium association, we have “governing” documents which provide us the authority to exist, to manage resources, offer fair and transparent rules, and to maintain a respectful community. All of our rights, restrictions, and responsibilities as well as those of the Board and Management are derived from these documents. Let’s take a look!

Declaration of Covenants, Conditions, and Restrictions (CCR)

In general, the CCRs cover the rights, responsibilities, and restrictions for the community as well as the authority for the board to enact rules to manage and maintain our resources. CCRs can only be changed (amended) by an affirmative vote of 67% of all owners.

Articles of Incorporation (AOI)

This document has the function of establishing West Villas as a nonprofit corporation (but not a 501(c)3 or 501(c)4). Our official name as stated in this document is Green Valley Villas West Condominium Association. Articles of Incorporation can be changed (amended) by an affirmative vote of majority of all owners.

Bylaws (BYL)

Bylaws focus on the structure, process, and responsibilities of the Board and “how” we manage things. Bylaws can be changed by an affirmative vote by a majority of the owners OR by two-thirds of the members voting on the matter, whichever is less.

Rules, Regulations, and Resolutions (RRR)

The RRR focus on the day-to-day operating needs of the community. RRR cover a variety of topics such as architectural modifications, allowed flags, parking, golf carts, pets, harassment of staff, enforcement, and fines. There are other topic-specific documents which have been approved by the Board just like the RRR: Architectural Specifications, Employee Manual, Operations Manual, and Policies. RRR can be changed (amended) by an affirmative vote of a majority of the Board.

Those are the Governing documents that the Association has written. In addition, all documents must comply with Federal and State Laws such as those found in the Arizona Condominium Act and the Federal Fair Housing Act. Since we are located in Pima County, we must also follow the County Code for such things as permitting and pets.

DOCUMENTATION & COMMUNICATION*Continued***It All Starts Here: Governing Documents *Continued***

The Documents and Communications Committee is to “maintain continuous review of the documents governing the association with special emphasis on the covenants, conditions and restrictions, the bylaws, the rules and regulations, and the policies of the board of directors. It shall recommend to the board any action needed to keep these documents in compliance with changing statutes and to keep the policies current to make them more effective.” (BYL 10.1 D)

All Governing Documents are available through the Office or on our Website at <https://villaswest.org/governing-documents>.

~ *Tracy Swaim, Documents & Communications Committee*

WHAT DO YOU THINK?

What questions do you have about governing documents?

Do you have suggestions for the Documents & Communications Committee?

How can we make these documents easier to read?

Do these documents meet our current needs and expectations?

Do you have expertise in this area that you would like to share?

Send us an email at ideas@villaswest.org

Fill out the web form at <https://villaswest.org/we-are-listening>

Drop in the Suggestion Box in Office.

Mail to We Are Listening, VW Office, 460 Paseo Quinta, Green Valley, Arizona 85614

WE ARE LISTENING!

GROUNDS UPDATE*Ray Harries, Chair*

The Grounds Committee include:

Ray Harries, Chair

Lou Kifer, Lead

Mary Grgrich

Bob Djupstrom

Shirley Fasching

Carleen Otto

Carol Jacobs

- Cactus Garden** Completed at “4 Corners” (Penasco & Quinta)
- Benches** All have been relocated based on the decision of the Grounds Committee
- Utility Box Painting** Under discussion as painting of the boxes in subject to the approval of the utility company first
- Southwest Native Wild Flower Garden** Planting of a wild flower garden at the north end of the office is in progress. The site has been prepped for walkways and for planting based on the flowering season.
- Gabion Project** The Gabion is being setup, as time allows using rocks and wire netting. It will be located across from the office in the cactus garden and is similar to those found in Desert Meadows park.
- Tree Removal** The Bartlett tree map can be viewed at the office to identify the trees causing danger, those effecting the sewers as well as dead trees.
- Shaded Gazebo** A shaded gazebo is in the final planning stages using dried ocotillo stocks as they become available as a roof covering, being laid out parallel with each other. This project will start with posts and poles in 2023 and be completed as time and materials allow and will be located across from the office in the cactus garden. The gazebo will be similar to those found at Tumacacori and San Xavier Missions.
- Memorial Site** A memorial Site for loved ones is in the planning phase and will be located at the cactus garden across from the office. A 6’ x 10’ rolled edge galvanized wire will be prepped to appear rusty and will be anchored into concrete. This ‘fence’ will be used to affix brass tags (1-1/2” x 2-1/2”) to memorialize loved ones...humans and pets.

GROUNDS UPDATE*Continued***Relocation of
Oak Tree**

A concerned homeowner approached the Grounds Committee regarding a live oak tree planted in front of 138-D South La Canada. Shortly after being planted it was re located without a permit to the front of 124-B South La Canada. The concern was that it was planted too close to the patio wall and in future years the canopy would overhang the patio. It has been decided the tree will be relocated once again to the front off 138-D South La Canada

Donated Cactus

A friend of Marcos (Villas West staff member) donated to Villas West, 2 established saguaro cactus. One will be going into the cactus garden across from the office and the other one will be planted in the park area at Tierra and Esperanza. They are 12' to 15' in height and valued at approximately \$6,000-\$8,000. Lou Kifer is sending a Thank You card from Villas West.

~ *Ray Harries - Grounds Chair*

Cactus Watering Schedule

- 80° to 90° every 3 weeks
- 90° to 100° every 2 weeks
- 100° and above weekly

There is further information available on caring for cactus that you have planted on your patio on the website (<https://villaswest.org/grounds-committee>) or available at the office.

Cactus located in the common areas doesn't require resident's assistance in watering until directed by Grounds Committee.

**PARKING ON TIERRA**

We had some issues with parking on Tierra this past season; many calls on why owners are parking there instead of in their own designated parking space.

Many of these vehicles with owner permits are second vehicles which are allowed to park there if they are permitted.

To alleviate this issue, we are now issuing a different color permit (green) for second owner vehicles. We are asking owners who have a vehicle parked on Tierra to please come to the office to obtain a second vehicle permit.



Members of the Architectural Committee include:

Tim Schaid, Chair

Zee Hussain

Tom Bowes

Jeff Miller

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 Step from Ground Level to Back Porch

- Approved & conditions include:
 - ⇒ Contractor must have copies of his/her license and insurance on file in the VW office prior to beginning work
 - ⇒ All labor and material costs at owner's expense

2. Install Gate

- Approved & conditions include:
 - ⇒ Any contractors used to perform work must have copies of his/her license and insurance on file in the VW office prior to beginning work
 - ⇒ All labor and material costs at owner's expense
 - ⇒ Color of gate must conform to Villas West color scheme

3. Install Dish Network Satellite

- Approved & conditions include:
 - ⇒ Must be installed per VWAS 06, signed by owner
 - ⇒ Must be placed on front or back patio unless reception is poor; if reception is poor, it can be mounted on the inside of the parapet wall
 - ⇒ All cables must come in through the villa wall, not the roof
 - ⇒ Installer must check in at the office

4. Install Screen Doors on Front and Back Entrances

- Approved & conditions include:
 - ⇒ Contractor must have copies of his/her license and insurance on file in the VW office prior to beginning work
 - ⇒ All other labor and material costs at owner's expense
 - ⇒ Color of doors must conform to Villas West color schemes

ARCHITECTURAL UPDATE*Continued***5. Install New Front Door**

- Approved & conditions include:
 - ⇒ Copies of contractor's license and insurance must be on file in the Villas West office prior to work starting
 - ⇒ Installation to be done in a workmanlike manner* and inspected by the Architectural Committee or their representative
 - ⇒ Replacement door must be 36 inches wide
 - ⇒ Glass must be double pane tempered with low E-2 insulated glass
 - ⇒ Maximum glass coverage is 50% of the door size
 - ⇒ All other labor and material costs at owner's expense
 - ⇒ Color of doors must conform to Villas West color schemes

6. Install TV Satellite

- Approved & conditions include:
 - ⇒ Must be installed per VWAS 06, signed by owner
 - ⇒ Must be placed on front or back patio unless reception is poor; if reception is poor, it can be mounted on the inside of the parapet wall.
 - ⇒ All cables must come in through the villa wall, not the roof
 - ⇒ Installer must check in at the office prior to installation

7. Install Fence and Gate

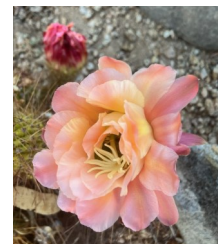
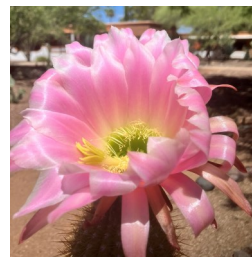
- Approved & conditions include:
 - ⇒ Contractor must have copies of his/her license and insurance on file in the Villas West office prior to beginning work
 - ⇒ All other labor and material costs at owner's expense
 - ⇒ Color of fence/gate must conform to Villas West color schemes.

~ Tim Schaid, Chair

**in the general sense, "workmanlike manner" means the quality of work performed by one who has the knowledge, training or experience necessary for the successful practice of a trade or occupation and performed in a manner that is generally considered proficient by those capable of judging such work.*

Pictures from the Cactus Garden by the Office as well as a flower from Villas West property.

Thank you for submitting the pictures, Zee Hussain!



Architectural Specifications

Villas West long ago adopted an Architectural Committee and specifications were created for many upgrades and improvements homeowners may wish to do to their unit.

Please see the list below for items that have **specifications and require prior approval**:

- Sheds
- Re-roofing the Porch
- Enlarging Back Porch
- Golf Cart Pad
- Satellite Dish Installation
- Sidewalk Installation
- Flag and Flagpole Installation
- Skylight Installation
- Window Replacement
- Dryer Vent Installation
- Coax Cable Installation
- Gas/Electric Supply to Laundry
- Back Porch Tile Installation
- Patio Irrigation System
- Memorial Plaque Installations
- New Door and or Glass Insert in Door

The process for obtaining approval is as follows:

- Read the Architectural Alterations Requirements document
- Read the specification for the desired alteration
- Complete an application with detailed description, name of contractor and start date
- Turn in completed application and signed spec sheet
- Obtain an encroachment for any addition off the back of the unit
- Turn in a copy of your contractors license and insurance as well as any county required permits
- NOTE: Anything involving electric, gas, water or sewer installation or relocation requires permits and licensed contractors
- Wait for approval prior to any work commencing
- Call for inspections during the pouring of concrete
- Schedule installations during working hours Monday-Friday and installers must check in at the office

ARCHITECTURAL UPDATE*Continued*

- Call the office once the alteration is completed. All changes require a final inspection by the Architectural committee to make sure that all specs were followed

We unfortunately have had issues with following the steps and notifying the office upon completion. The **process needs to be followed** as failure to follow the rules set forth is a Level 4 violation of our Enforcement Policy.

Level 4 (\$150) Unlawful use of Unit and Nuisances and Offensive Activity (CC&Rs 4.14, 4.15, 10.14)

- *Sale of illegal substances o Drunk and disorderly behavior o Threatening with a deadly weapon*
- *Immoral, offensive, improper, unlawful use*
- *Offensive, detrimental, or annoying behavior o Exterior speakers, horns, bells, whistles, other sound devices*
- *Guests or tenants failing to comply with the HOAs covenants, by-laws, and restrictions*
- ***Unauthorized Architectural Modification (Rules and Regulations Rule 1) Subject to removal by the Association if necessary.***

MAINTENANCE UPDATE**Lila Szedlus, Chair**

The Maintenance Committee members are:

Lila Szedlus, Chair

Ray Harries

Jeff Miller

Jim Sullivan

Mike Flynn

Long Range Plans**Roofs, HVAC & Water Heaters**

Replacement numbers will be updated prior to the October 2023 Board meeting.

Eucalyptus, Pine & Juniper Trees

14 trees are proposed for removal in the next two years because of being dead, severely stressed or diseased; all causing a health & safety threat to our residents. Some have historically caused significant expenditures of financial resources and employee man hours for clearing roots which were blocking our sewer lines. There are 6 along sewer lines, 7 danger and 2 dead trees. Not included are 3 severely stressed &/or dying magnolia trees at the north Sarta and south Pena pools that are to be removed.

MAINTENANCE UPDATE**Continued****Trees Proposed for Removal**

For those interested, there is a map of the trees that have been proposed for removal and can be viewed at the office

Eucalyptus Tree Breakdown

- Started 2013: 77 trees
- Removed to date: 7
- To be removed 2023/2024: 8
- Remaining trees: 43

Oleander Shrubs & Sewer Lines

Dorothy has started a schedule that is well underway, as employee time allows, for the removal of the identified shrubs that have caused us so much in financial resources and employee hours for addressing and mitigating sewer line blockages. To date, six (6) clusters have already been removed. Marcos (Villas West employee) has taken videos, routed and pressure cleaned all sewer lines between Tierra & La Canada and Penasco & Esperanza. This project will be ongoing through 2023.

Pools

Dorothy has started a schedule to replace the protective sleeves covering the pool handrails and is developing a plan for replacing pool furniture. The removal of the pool scum buildup at the waterline has been completed on 3 pools. The south Sarta pool is being fully cleaned, refurbished and painted in July.

Painting and Water Conservation

Updated reports to be provided prior to the October 2023 Board meeting.

~ Ray Harries, Project Lead - Long Range Plans

**Satellite and Cable Installation**

Satellite and Cable installations that require a tech on-site needs to be scheduled during work hours, Monday to Friday 7:00 am - 10:00 pm.

Once work has been completed, the owner must notify the office for an inspection to ensure the rules and specifications were followed.

SOCIAL EVENTS UPDATE

Lila Szedlus, Director

Assisting Lila Szedlus, Social Director, with the Social Events include:

Lee Ann Schuepp

Trudy Mundy

Nitya Litzler

Pat Reed

Lee Donnelly

There hasn't been any social events to report upon.

Mark your calendars for these upcoming dates:

Octoberfest - October 27th

Christmas Party - December 2nd

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

<https://villaswest.org/calendar>

~ *Lila Szedlus: Social Director*

UPCOMING LISTENING SESSION

Join us July 19th via Zoom

The Listening Sessions are intended to offer owners a chance to share ideas, concerns, and suggestions relating to the topic of the session.

The July 19th Listening Session will feature Ray Harries along with the Maintenance and Grounds Committees.

WHAT DO YOU THINK?

Send us an email at ideas@villaswest.org

Fill out the web form at <https://villaswest.org/we-are-listening>

Drop in the Suggestion Box in Office.

Mail to: We Are Listening, VW Office, 460 Paseo Quinta, Green Valley, Arizona 85614

WE ARE LISTENING!



BOARD MEETINGS



Although the Board was not scheduled to meet formally through the summer, it was realized this might be too long to go without having an opportunity to connect with Board members.

Considering the number of things needing the Board's attention, it has been decided to meet monthly on the **third (3rd) Wednesday each month** via Zoom.

Upcoming meetings:

July 19

August 16

September 20

October 18

November 15

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.



SNAKE & GILA MONSTER REMOVAL

Green Valley Fire Department can help you deal with snakes & Gila Monsters in a humane and rational way.

⇒ If you see a snake and are concerned, call (520) 629-9200

**A woman proudly told her friend,
"I'm responsible for making my husband a millionaire."
"Well, what was he before he married you?" the friend asked.
"A billionaire."**

MEET THE TEAM

Humberto - Supervisor

An interview with **Humberto Montijo**, Landscaping Supervisor, by Linda Djupstrom.



Linda: What was your first job?

Humberto: I worked on a Ranch in Mexico and when I first moved to the United States, I worked as a landscaper.

Linda: Where did you work before this position?

Humberto: I worked for a landscaping company and at Boot Barn.

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

Humberto: I have the best job ever; I play in the dirt and climb trees!

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

Humberto: As the supervisor of landscaping, I am responsible for irrigation, mowing of the grass, blowing, trimming, removing weeds and trimming trees. I take care of all the maintenance for landscaping as well. I am also known as the Villas West official tree climber.

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

Humberto: Because I speak very little English not being able to communicate with the homeowners. I know many of the owners and I would like to get to know them better, but I can't yet, so I stay quiet. So many homeowners are so nice and kind. I know this not by the words they say but how they express themselves, with smiles and with mannerisms.

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

Humberto: I am a rodeo roper and I have been doing this my entire life – since was a little boy.

MEET THE TEAM**Humberto***Continued*

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

Humberto: I am proud of myself! I came here to the United States to be a hard worker and I have done this and always will. I am always willing to work.

Linda: What kind of music do you like?

Humberto: Mexican music from the north part of Mexico – like Carlo's* guitar.

**Carlos has a YouTube channel: <https://www.youtube.com/@elcompacarlos306>*

Linda: What brings you joy?

Humberto: When the owners are pleased with my work this brings me joy.

Linda: Who has had a great influence on you?

Humberto: My uncle – because he is the one who invited me to come to the United States and showed me how to do landscaping.

Linda: Do you have a pet?

Humberto: Yes, a Blue Healer (a dog that works with cattle) and his name is Shock.

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

Humberto: Washing dishes!

Linda: What's your favorite season?

Humberto: Spring

Linda: What's your favorite thing to do on the weekends?

Humberto: Camping

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

Humberto: Family, dog, and tools.

MEET THE TEAM**Humberto***Continued*

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

Humberto: I love rainy days sitting on the porch looking at mountains or waterfalls. In Mexican in State of Sonora there are a lot of waterfalls. You can go behind the waterfalls and have an adventure. Once I found this rock that fills with water inside and you bring a straw and can sip from the water right from the center of the rock!

Linda: Favorite drink?

Humberto: Lemonade and beer (Tecate beer) but not together though :)

Linda: Do you cook?

Humberto: Yes –I am a good cook!

Linda: What's your favorite food/meal?

Humberto: I love everything.

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

Humberto: Chinese food

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

Humberto: I want to be an owner of a ranch in the United States of America.

Linda: What has made you smile recently?

Humberto: I always smile, it is so hard to pick a specific thing but my kids for sure always make me smile!

Linda: Who or what inspires you?

Humberto: My family - my parents, wife, kids and siblings.

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

Humberto: My three Grandparents who passed away when I was very young. I would love to have conversations with them now. There would be so much to talk about.

LIVING IN VILLAS WEST

Villas West History: Church of the Risen Savior

In early 1964, Walter Lessman held twice a month services in a villa on La Canada Drive.

In January 1965, regular services of the Lutheran Church of the Risen Savior were held at the same villa each Sunday.

Bible classes were held on Fridays until more space was needed.

They eventually grew and purchased a parcel of land on La Canada where a church was built.

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

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

Why does Villas West Overseed the Grass Areas?

The summer grass is Bermuda, a perennial warm-season grass that has exceptional heat and drought tolerance and a capacity to withstand heavy use and recuperate quickly. It is very hardy and it comes back every year; however, Bermuda grass goes dormant in the winter.

As the weather gets cooler and we transition into winter, the Bermuda summer grass gets scalped down to the roots in the fall. Our landscape team plants Rye grass so that we have green winter grass, which thrives in the winter. Then, the Rye grass dies off in the spring and the Bermuda warm-season grass takes over again.

The watering cycles are adjusted for both winter and summer weather to supply year-round green grass, with more watering during the warmer months.

What fish costs the most?

A gold fish



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 Kerss 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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