

BREAKING NEWS



JUNE 28, 2023

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The Villas West Board of Directors welcomes Tracy Swaim to the Board.

Tracy will take on the position of Treasurer and Chair of the Finance and Budget Committee.

Tracy fills the open Board position due to Merna Kerss' resignation last week.

RULES AND REGULATIONS UPDATES

We wish to announce some changes that have been made to our **Rules and Regulations**.

The rules changes/updates have been reviewed by our Villas West lawyer and approved by the Board of Directors.

The changes include:

CAR WASHING

The topic of Car Washing has been raised numerous times at Board Meetings. The consensus is that car washing should not be allowed. It is legal for an HOA to have such a restriction.

RULES AND REGULATIONS UPDATES - CONTINUED

CAR WASHING RULE 23.01 5E

- Car washing shall not be permitted on the property.
- Running a hose to an off-property location for the purpose of car washing is also not permitted.
 - ⇒ *Adding text as formatted to beginning of 5E*
 - ⇒ *New Policy approved by Board on 4/24/23*

PARKING SPACES

The original text seemed to state that “two” parking spaces were guaranteed to a unit. This conflicted with the governing documents. The new text clarifies the issue.

PARKING SPACES RULE 23.02 5B

- There is one legally deeded parking space for each villa and is marked in the parking lot with villa number and unit letter. Second vehicles are required to park, subject to availability and office approval, on the west side of Paseo Tierra in the areas marked “Villas West Parking Only”.
- Residents (owner, renter, or guest) are limited to no more than two parking spaces (1 deeded and 1 overflow) within Villas West Condominium property at any time. However, residents may secure 1 additional parking space with written permission from an owner (grantor) of another unit to park in the grantor’s parking space. Written permission must be documented and on file with the Villas West Office utilizing the “Owner gives Permission to Park” form available at www.villaswest.org or in hard copy at the Villas West Office
 - ⇒ *Replacing the first bullet point of 5B with text as formatted*
 - ⇒ *Clarification of Policy approved by Board on 4/24/23*

POLITICAL SIGNS

State Law (A.R.S. 33-1261) has many details about political signage and political assembly. It is understood that this may be another contentious election season. To keep harmony with the community, it is prudent to clarify what the State Law says about political signs for all candidates and issues.

POLITICAL SIGNS RULE 23.03 4

- Political signs of all types (A.R.S 33-1261):
 - ◇ “Political sign” means a sign that attempts to influence the outcome of an election, including supporting or opposing the recall of a public officer or supporting or opposing the circulation of a petition for a ballot measure, question or proposition or the recall of a public officer.
 - ◇ Can be displayed on the “unit owner’s property, including any limited common elements for that unit that are doors, walls or patios or other limited common elements that touch the unit, other than the roof.”

RULES AND REGULATIONS UPDATES - CONTINUED

POLITICAL SIGNS RULE 23.03 4

- ◇ Do not need to be professionally or commercially produced.
- ◇ There is not a number limit; however, total aggregate dimensions shall not exceed nine (9) square feet at any Unit.
- Political signs for primary and general elections:
 - ◇ Cannot be placed earlier than seventy-one (71) days before a primary or general election.
 - ◇ For non-advancing primary candidates must be removed fifteen (15) days after the primary election.
 - ◇ For the general election must be removed fifteen (15) days after the general election.
- Political signs for association-specific elections:
 - ◇ May be displayed as soon as election ballots are made available.
 - ◇ Must be removed three (3) days after the Association election.
 - ◇ The Association prohibits signs “using profanity and discriminatory text, images or content based on race, color, religion, sex, familial status or national origin as prescribed by federal or state fair housing laws.”

⇒ *Adding text as formatted to end of #4*

⇒ *New Policy approved by Board on 4/24/23*

FLAGS RULE

State Law has changed to include additional flags which must be allowed to be displayed. This is the updated list

FLAGS RULE 23.04 1L

- The American flag or an official or replica of a flag of the uniformed services of the United States by a unit owner on that unit owner's property if the American flag or a uniformed services flag is displayed in a manner consistent with the federal flag code (P.L. 94- 344; 90 Stat. 810; 4 United States Code sections 4 through 10).
- The POW/MIA flag.
- The Arizona state flag.
- An Arizona Indian nations flag.
- The Gadsden flag.
- A first responder flag. A first responder flag may incorporate the design of one or two other first responder flags to form a combined flag.
- A blue star service flag or a gold star service flag.
- Any historic version of the American flag, including the Betsy Ross flag.

⇒ *Replace list in 1L with new list*

⇒ *New List approved by Board on 4/24/23*



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 before the Board meetings at 9:30 am Arizona Mountain 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>

UPCOMING LISTENING SESSION

Joins 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 !



VILLAS WEST 2023 BOARD OF DIRECTORS

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Linda Djupstrom, President

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Tracy Swaim Treasurer and Budget & Finance Committee Chair

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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

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Office Hours: Monday - Friday

8:00 - 2:00* pm

**after 2:00 pm by appointment*

520-393-7891

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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.