

June 30, 2023

Happy Friday !!

It has been a very hot week here at Villas West; temps ranging from 107-113 degrees. AC units are working extra hard and there has been an increase in pool visitors...Everyone trying to escape the horrible heat. I am a bit jealous of those facing the 60's and 70's right now!

We recently had a few questions from a couple of homeowners, and I would like to address some of the issues that were brought up:

1. Lights along Sarta and Penasco burned out---One of our techs graciously took the task of coming in during the dark hours to assess the situation. It appears that this is a wiring issue, and they will be working next week to do some tracing.

As we can't always be here before daylight or after the sun goes down, we don't always know when lights are out. We are asking homeowners to report the lights that are out---unfortunately we will need a description of which lights are an issue as we cannot tell during the daylight. I am working with Joseph to come up with a numbering system so that the lights will be easily identifiable for reporting purposes.

2. Laundry Room A/C's constantly running---We had all the units on a timer, unfortunately some homeowners have figured out how to breach the locked boxes we had covering them and adjusted the timers. We have re-vamped the boxes so the timer cannot be tampered with. We also set the units at 76 degrees from 9am-6pm and removed all remotes so they cannot be adjusted. In speaking with our A/C contractor, the units we have installed are what they recommend. They will be out on Monday to see if what we have is sufficient and to instruct us on the best way to set up these units so that the rooms stay comfortable yet cut our utility cost. We will be looking into some solar screens for the windows early next year.

Just a note...our bill has been running \$56-\$69/month so these are not a big electric consumer, but we will continue to try things to try and cut costs here.

3. Over watering of grass---We have cut our system down to 1x/day for 15 minutes. The sprinklers should come on at 6am excluding the pools where we will continue to water 2x/day for 3 mins each. We will monitor this schedule and adjust as needed. I have noticed that the grass is turning brown and not looking very healthy right now.

4. Oak trees being planted in the desert---We currently use donated trees from the TEP conservation program. They only sell trees that are cultivated for our climate. The Oak Trees we plant are Joan Lionetti Oak Trees, after the founder of Trees for Tucson. This species is more tolerant of high soil pH, able to withstand long periods of drought and freezing temperatures.

5. Flashing lights at the stop signs---replacements have been ordered and once received next week we will get these repaired.

As we approach our 1-year mark from the horrible hailstorm, things are finally getting back to what I assume is normal. This is allowing us to tend to some items that were put on the back burner during the frantic months we went through. We are hoping by the first of September, this fiasco will be behind us and we can begin to move forward.

W&D installed the first new roof (not storm related) this week and have started the second roof. Marcos has inspected the roof as well as the clean up and he said that the crew did an excellent job on clean up and left nothing undone. I am hopeful that with the slower pace, they can spend more time on the details, and we will have less complaints. The roofs scheduled for the next couple of weeks are:

277 Pena 188 Pena 403 Pena 189 Sarta 357 Tierra

Due to the bottom layers of roofing being tar and gravel, they will begin working at 6am to tear of the bottom layer prior to the heat leaving them unable to pull the roof. If they are unable to get the bottom layer done on day 1, they will begin early again on the second day. Please remember to cover your items as best you can. The roofers take special care in protecting your property and belongings but appreciate any help you can provide. As usual, you may experience "nail pops". Should this happen, please contact the office so we can forward it to the roofer for repair.

If you would prefer to park along Penasco while the roofers are working on your roof, you may do so but the office needs to be notified prior to you parking. As you know, Penasco is a no parking area but we do grant permission at times of necessity.

We will be starting work on the South Sarta Pool on Monday. On Monday they will begin with the power washing and deck repairs. During the time they are repairing the concrete, the crew will be starting at 5am. This should not be an issue as there should not be much noise.

The crew will be repairing the walls and then everything will receive a new coat paint. Oh....they will be removing the "pool scum" as well. 12 We anticipate this taking a minimum of two weeks, needless to say the pool will be closed during this time and invite you to use one of our other pools during this time.

Humberto will be working on removing the Magnolia Trees as Bartlett Tree Service should be in early next week to treat the two remaining trees on Sarta and the ground around the removed trees. We are hoping that with this process, we will be able to replant the area this fall.

We continue to work on the oleander removal program. We will have a crew of about 4 men working on one beside 344 D Pena this Saturday. Please remember they are starting around 6 am to take advantage of the hour or so of cooler weather that we get

this time of year. 12 Hopefully this will not cause too many issues and I hope that you all are able to sleep through the work they are doing.

Well...the Gabion's are going in! This is a long-awaited project of Lou's. See the picture below of Gabion #1.

IT'S PARTY TIME!!

Grounds volunteers work party Saturday, June 1 at 6:30am.

Meet at the cactus garden across from the office.

We will be filling the remaining two gabions with rocks. The rocks are there, and we will be moving them into the gabions.

Wear gloves. It won't take long so we will beat the heat.

Lou Kifer—Grounds



Thank you to Marcos and Joseph for constructing the frames, Humberto for delivering rocks and Lou and her helper's for placing the rocks. I can't wait to see the finished project!

We received an invitation---

You, our neighbors and friends, are cordially invited to an old-fashioned block party at Risen Savior Lutheran Church on Sunday Evening, July 16th, from 4:30 to 6:00 PM. The menu will consist of grilled hamburgers and hot dogs; potato salad; backed beans; assorted desserts and cold drinks. Some old time Gospel musical entertainment will be supplied by Dave Anderson and Roger Walck. You are welcome to sing along! If monsoon rain showers should develop, the event will be held in our spacious and air-conditioned Fellowship Hall. Please plan on joining us for this free and relaxed neighborhood event.

It seems as if we have had an increase in Javelina activity lately. They managed to demolish the 3 stalks that Lou had collected for the gabions and mowed down several plantings at the wildflower garden. Unfortunately, we have no way to eliminate the issues nor any mess they make. I ask that you all take extra caution when out, do not leave any water in containers outside your patios, and make sure there is nothing out that can attract them. As for the "presents" left on the sidewalks, we do not have the manpower to police poop throughout the community. Our crew will clean up as time permits but cannot be taken away from their jobs to sweep sidewalks...Sorry.

Please remember that we have multiple dog approved areas throughout the community, but we also have areas that dogs are not allowed. One such area is Penasco Park and another is the pool areas. Please do not walk your dogs in these areas.

During the June Board Meeting it was passed to lower the speed limit to 10 mph from 15 mph. We have many people who walk or ride their bikes through the community and our roads at times have become dangerous for these individuals. We notice many drivers not observing the "road" rules of the association so I would like to remind everyone.

- Observe the posted speed limit signs. (We will be purchasing new signs in the near future)
- Observe the directional signs in the roundabouts and do not drive the wrong direction as a shortcut
- Come to a complete stop at all stop signs.
- Watch for cars backing out of parking spaces

We are under an extreme heat warning this weekend so PLEASE take advantage of the early mornings to be outside and make sure you all stay hydrated.

I will be out of the office on Monday and our office is closed on Tuesday in Observance of July 4th. I wish you all a wonderful weekend!

Dorothy