

WELCOME BABY HAZEL

Baby Hazel arrived 12:57 am on July 26, weighing 7lbs 12oz.



Baby Hazel, Mom Liliana, Dad Aaron and sister Layla are all doing well.

It's time for dirty diapers, sleepless nights, and endless love.

Welcome, Baby Hazel !

NOTE: Liliana is on maternity leave from the office until October.



AUGUST 2023

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PRESIDENT'S MESSAGE

Linda Djupstrom

It has been a busy and productive month. Dorothy will be providing a more thorough report on what has been happening, but I have to say it does feel good to have most of the storm of "22" behind us and to have had a relatively mild monsoon season, at least so far.

From the Assistant Attorney General

Legal Update: Embezzlement

"We are in the final stages of the investigation. The detective is going to send me one last report of her analysis of the most recent documentation. Then, I have to submit the case up the chain of my organization for approval. After that, we will schedule a grand jury presentation to charge the case. I cannot make any guarantees, but I expect that that process will take around 2 months."

PRESIDENT'S MESSAGE*Continued***From our Attorney Scott Zwillinger****Legal Update: Lawsuit**

"As you know, the complaint has been filed, and Wells Fargo removed the case to federal court. Wells Fargo filed a motion to dismiss, which we responded to on August 11. Wells Fargo now has an opportunity to file a reply, and the court will then rule on the motion. Unfortunately, rulings on such motions in federal court can take months to issue, because of backlogs in the court. We believe the motion has no merit and that the court will ultimately deny it. But there may be a delay of several months while we await a ruling.

In the meantime, WaFd has obtained Arizona counsel. We have given WaFd until August 24 to file a response to our complaint. It is possible that rather than responding to the substance of the complaint, they will instead move to compel arbitration consistent with the provisions of the customer agreement. We have discussed this possibility before, and it may be that we pursue the banks on separate tracks – Wells Fargo in litigation and WaFd in arbitration.

All of this means it may be some time before we begin the discovery process, but we will keep you posted as the case progresses."

Generic Updates

This month's Listening Session was timely. Tracy and his Budget & Finance committee have been working diligently on the 2024 Budget. Last year this time I got to be part of what Tracy is doing now, planning a budget and this makes me even more grateful for Tracy and the committee for what they do for our community.

Speaking of Listening Sessions, next month we will forgo the official listening session but will add both our representative Karen Sivert from Chase Bank and Jeff Isaacson from Ameriprise along with our Accountant Don and a rep from the firm who did our review/audit. That meeting will be Wednesday September 20th and will afford all owners to hear more about the financial side of our operation.

~ **Linda Djupstrom, President** board@villaswest.org

Reputation is what people think you are. Character is who you really are. Take care of your character and your reputation will take care of itself. ~ Richard Bach



Arizona's hot August weather helps trigger the cactus to bloom.

Photo: Zee Hussain



KEEPING OUR WORKERS SAFE !*Photo: Zee Hussain*

With the stretch of scorching heat Green Valley has experienced, it brings up the topic of safety for our employees.

We, as an employer, need to be responsible for their safety as they continue to do their jobs keeping Villas West in the beautiful shape we are accustomed to.

Heat stroke is a deadly condition in which the body's core temperature can rise above 104 degrees. The rise in body temperature that follows can cause the brain cells to have trouble sending needed signals to the body and trigger massive failure of vital organs such as the heart, kidneys and liver.

Even non-fatal heat stroke can cause permanent damage to vital organs and lifelong medical issues. So how do we safely continue with the work that needs to be done?

Dorothy has hydration packs in the office that are available for the crew. The workers are reminded to drink plenty of water as well as to watch out for each other. The work hours are staggered more can be accomplished during the early morning hours while it is cooler. That means a very early start for some projects.

For our Villas West residents, watch for the first signs of mild heat exhaustion:

- headaches
- dizziness
- Lethargy
- feeling unwell in general

If you are showing any of these signs of heat exhaustion, get out of the heat and into the shade or indoors ASAP. Drink plenty of water and wet down your clothes and skin. Immersing your feet in cold water can also help.

The goal is to cool down so you don't progress to severe heat exhaustion, where you might start vomiting or seem to lose coordination – signs of neurological disturbance.

PRESIDENT'S MESSAGE

Continued

Keeping Our Workers Safe ! - Continued

If your core body temperature rises to about 104 degrees Fahrenheit, that's where you risk heatstroke.

As the heat continues, a big thank you to our crew for safely continuing to do their work in this high heat.

~ **Linda Djupstrom, President**

board@villaswest.org

Photo: Zee Hussain



UPCOMING BOARD MEETINGS

The Board meets monthly on the **third (3rd) Wednesday** each month.



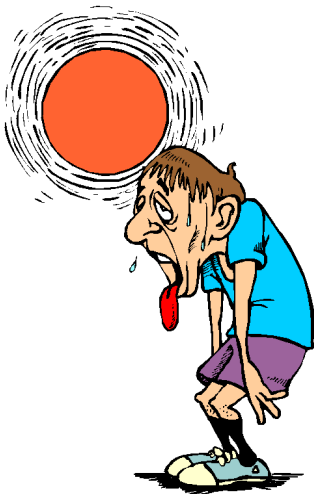
Upcoming Meetings

September 20

October 18

November 15

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



**During this heatwave,
it's a good idea to wear two different deodorants
– one under each armpit.**

But that's just our two scents.



GENERAL MANAGER'S REPORT**Dorothy Gates****August News**

Well, we have finally been blessed with a bit of the wet stuff ... rain. It was amazing the other day; 68 degrees at 2:30pm, this is why we pray for the rain. We managed to break our record and record 53 days straight of 100+ degree temperatures. Thankful we are not Phoenix where they are recording the days of 110+ degrees!

Good news other than the cooler temps; we have had no major roof leaks and none on our new roofs! We still continue to have some reported leaks on the older roofs and are attending to those as best we can. I will continue to log the reported leaks to prioritize our next round of roof replacements.

Welcome Hazel

We received another blessing since our last update. Hazel Faye Sternberg joined the world on July 26th at 12:57am. She weighed in at 7lbs and 12oz and was 18.8 inches long. I have had a chance to spend a couple of hours with this most precious gift, getting my dose of Hazel love. Liliana is doing amazing, and Aaron is the doting father that you would expect. Liliana will be taking some time off to get to know this bundle of joy and will be joining us once again around the end of September or the first of October. I am sure you all will have a chance to meet this perfect angel in the upcoming months.

Office

With Liliana out and Ashden new to the front desk, I want to remind you all that the office is closed to walk in traffic from 2pm—4pm. I will be unavailable to meet with the owners on Mondays from 8am-12pm and on Fridays from 12:00pm-4:00pm. These blocks of time will allow me uninterrupted time to prepare for the week, meet with my staff, follow up with staff on projects, and to complete tasks from the week that need attending to.

It has now become difficult for me to maintain an open-door policy for our owners. Ashden has worked hard to learn the policies, rules, and maintenance issues so that she can help owners with 95% of your questions. Please direct your questions and work order requests to her.

If you wish to meet with me, please schedule an appointment with Ashden. My phone has been forwarded to the front desk where Ashden will take a message for me, or she will transfer the call if required.

Contact Board of Directors

Our office is set up with a Board of Directors phone number. If you wish to speak to someone on the Board, call our office and press Option 4 to be directed to the mailbox for the Board. This message is transcribed into text and is sent to the Board via e-mail. This is being monitored closely by a member of the Board who will direct your call to the appropriate member. This is also the new policy for all e-mails and effective immediately, **you must use board@villaswest.org to contact a member.** You may not receive a response but let me assure you that all calls and messages are read, disbursed, and addressed accordingly. Hopefully with this new policy, the Board members can take a break and time to enjoy some of their summer.



GENERAL MANAGER'S REPORT*Continued***Work Crew Tasks**

Our crew continues to work on the following tasks:

- Oleander removal
- Roof cleaning and inspections
- Painting of buildings
- Lamp post glass replacement
- Snaking the top vent for sewer blockages
- Work orders
- Tree removals
- Weed control

We recently completed:

- 12 roof replacements
- Sewer inspection of the entire property
- Painting the South Sarta Pool

This is just a brief list of things that is going on here.

Respect Staff

I am asking our owners to please not harass or berate our staff. They are working on direction from the office and if you feel they are not doing their job, please report it to the office, do not discuss it with the employee.

Recycle Door

We have been having some issues with our door to recycle. The knob was recently replaced, and it unlocks in the opposite direction of the old one. I also want to warn you that there is a "butterfly" lock on the inside that must be turned to lock the door. Also, please take pride in this enclosure and make sure all your recyclables make it into the bins, breakdown your boxes, and leave no garbage floating around.

That is about all that I have. Continue with your rain dances as the vegetation is loving the water and we are loving the cooler temps!

~ **Dorothy Gates** admin@villaswest.org

The **Green Valley Fire Corps**. have received a grant for **carbon monoxide detectors**. Their goal is to get these in homes that do not have one. These can be purchased for \$40.00 each, with a limit of one per household.

These funds are used to purchase detectors for those that cannot afford one. Call the Fire Corps at 520-393-7505 for more information on this great program as well as other services they provide.

TREASURER, BUDGET & FINANCE**Tracy Swaim**

This is a combined Treasurer and Budget & Finance Committee report this month. I continue to do a lot of research and learning to make sure I understand how our finances are structured and what our processes are.

One of the duties of the Treasurer is to "keep proper books of account" (Bylaw 9.8D). The HOA pays to have a professional accountant keep our proper books and to advise us if there are concerns with our financial health. Our Accountant has not presented us with any significant financial concerns for the current period.

From the materials passed along from the Accountant, I am including the Income and Expense report. I can also verify that all checks issued by the HOA have been signed by two people. I am still working on creating a simplified report of finances and hope to be able to present it next month.

Dorothy, members of the Committee, and I met to walk through our forecasting exercise. During this exercise we discuss normal overages and underages (that's not a word!) in all our line items as well as the impact the insurance funds have on our bottom line. Quite a bit of time is spent looking at the details. We believe that we are making acceptable progress with our 2023 Budget.

Dorothy and I are collecting information for the 2024 Operating Budget and will have frequent regular meetings starting this week to hammer out a preliminary budget. With this budget, the Committee will be able to discuss the details, line by line, and make comments and suggestions. Once we have all the variables and potential costs in place, we will consult with the full Board to verify budget priorities before making a final presentation.

Planning for the Reserve Budget is closely connected with the Reserve Study document itself. We have discovered a tool, uPlanIt, from the company who produced our Reserve Study. This application would allow us to use our current data and entertain any number of what-if scenarios. What if we have a different beginning balance for 2024; what if we want a different contribution amount; what if we add or remove a component; what if we need to change the timing or amount of a specific component. The program then gives you information which is like an updated report. This "may" be a very good planning tool and it is only ¼ of the cost of an official update. I will be looking into getting a trial for this product

Final steps are being taken to complete the banking transition from WaFD to Chase. Caliber, the company we use for our accounting software, walked Dorothy and I through the process of changing the ACH deposits to Chase rather than WaFD. They were very helpful. This should begin in September.

I readily admit that I am not an accountant; I am thankful that we have professionals like Dorothy, and our Accountant, Don, managing our finances as well as knowledgeable committee members who work to provide oversight and advice to our entire financial process. There is quite a Team keeping our finances healthy and on track at Villas West.

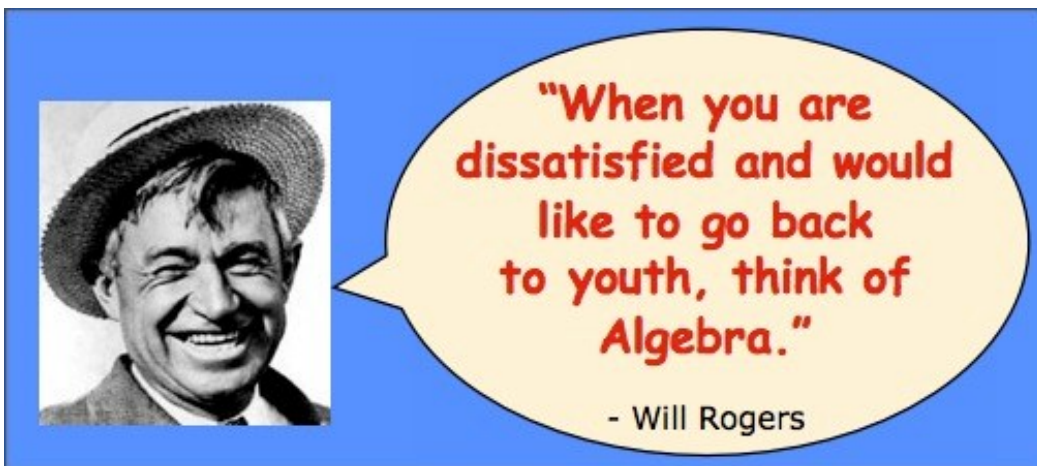
~ Tracy Swaim, Treasurer & Chair of Budget and Finance Committee

See financial report on following page

Green Valley Villas West Condominium Association
 Income Statement
 Seven Months Ended July 31, 2023 and 2022

	2023	2022
Dues and Fees	<u>\$ 1,335,972.85</u>	<u>\$ 1,115,435.43</u>
Operating Expenses:		
Maintenance Labor	401,600.29	214,117.65
Maintenance Expenses	165,010.59	241,638.78
Utilities	167,703.42	151,121.81
Administration	198,010.90	118,740.22
Insurance	92,744.44	51,300.71
Total Operating Expenses	<u>1,025,069.64</u>	<u>776,919.17</u>
Surplus before Maintenance Fund Contribution	310,903.21	338,516.26
Maintenance Fund Contribution	<u>(350,000.00)</u>	<u>(315,560.00)</u>
Surplus (Deficit) from Operations	<u>(39,096.79)</u>	<u>22,956.26</u>
Maintenance Fund Contribution	350,000.00	315,560.00
Investment Income (Loss)	<u>16,770.31</u>	<u>(56,035.46)</u>
	366,770.31	259,524.54
Major Maintenance Expenses	<u>606,629.06</u>	<u>382,094.30</u>
	<u>(239,858.75)</u>	<u>(122,569.76)</u>
	<u>\$ (278,955.54)</u>	<u>\$ (99,613.50)</u>

No Assurance Provided



DOCUMENTATION & COMMUNICATION

Linda Djupstrom, Chair

Two of our committee members have stepped back from working on Documents & Communications tasks so they can dedicate more quality time to the 2024 Budget.

This past month was a quieter one for us and although the accomplishments are few, many hours have been put into seeing these projects through to completion.

- Developing applications using Microsoft programs that will help in the creation of an Expert Advice Log, the We Are Listening Idea List, and the Operations Manual.
- Discussing and implementing email protocols that will improve efficiency and workflow.
- Continuing to maintain the website and portal by adding new documents and making minor edits.
- Constantly referring to specific sections of our Governing Documents any time topics are being discussed. All decisions that the HOA makes must be based on our Governing Documents.
- July newsletter was completed and issued.
- The Documents Committee continues to make progress in purging and cleaning out unnecessary clutter.
- The contents of these boxes pictured on the right have been reviewed and are ready for shredding. Final tally of boxes ready for shredding was 55 !
- Truck is loaded and ready for the shredder.
- A big thank you Miguel, Andre and Gerardo for loading the many boxes!



~ **Linda Djupstrom, Chair**

GROUNDS**Ray Harries, Chair**

The Grounds Committee will not meet until the end of September or early October. An updated report will be provided to the Board at the October meeting.

Items to be discussed and evaluated by the Grounds Committee are as follows:

- Tree removal and maintenance plans
- Upcoming enhancement planting programs
- Speed bumps and reduced speed limits including new signage
- Water conservation recommendations

We Are Listening Recap - Maintenance and Grounds Committees

There was a We Are Listening session held July 19th featuring the Maintenance and Grounds Committees.

Topics discussed:

1. Now that we have altered our watering schedule for our 20 grass parks, the lawns are now looking very bad.
 - ⇒ Dorothy has started a trial and error program on water conservation
2. Pine trees on Tierra need more water and are stressed.
 - ⇒ Need to look at, review and make suggestions
3. Should we water at night and not during daylight hours?
 - ⇒ Dorothy has started a dark hours watering program and will be evaluating same over time.
4. Consult with an arborist on converting some green areas to decorative rock and drought tolerant plants.
 - ⇒ An arborist has been contacted and will provide a contract for these services.
5. Questions regarding rain barrels.

~ **Ray Harries - Grounds Chair**

When I was young, I was scared of the dark.

Now when I see my electrical bill, I am scared of the lights.

ARCHITECTURAL**Tim Schaid, Chair**

The Architectural committee has been reviewing the current Architectural Specifications and making revisions correcting errors and updating. The final document will be made available for the October Board meeting.

There were no Architectural Alteration Applications (AAA) submitted this past month so there is nothing to present in this newsletter issue.

~ *Tim Schaid, Chair*

**Did you hear about the guy who
cut off the left side of his body?**

He's all right now.

**MAINTENANCE****Lila Szedlus, Chair****LONG RANGE PLANS / MAINTENANCE**

The Maintenance Committee will not meet until the end of September or early October. An updated report will be provided to the Board for the October meeting.

To date, our General Manager has moved forward and will continue to do so on the following infrastructure items:

- Roofs
- HVACS
- Water heaters
- Tree removals
- Oleander removals
- Sewer line routings
- Pools and replacement equipment
- Patio painting
- Water conservation trial and error procedures

MAINTENANCE*Continued*

Note: The consultant arborist has been contracted with and will start her 70 tree evaluations on August 22, 2023. Her report will be out by the end of August on danger trees, if any, that need removal. Early this fall our outside arborist will provide us a contract for review and evaluations for all on site lesser trees that, due to disease and/or age, could be considered dangerous to our residents and should be removed. He will also advise us on a 1-year or 4-year plan on converting our pool sites from irrigated grass to decorative rock and irrigation for existing trees and shrubs only.

~ *Ray Harries, Project Lead - Long Range Plans*

Who built King Arthur's Round Table?

Sir Cumference



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 or Gila Monster and are concerned, call (520) 629-9200.

SOCIAL EVENTS

Lila Szedlus, Director

The next two (2) pages list some upcoming Social Events.

We have a small budget for social activities and in order to continue bringing activities we are asking for donations. There will be a "drop box" at each function or you may donate at the office.

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

Many details are being worked on so please keep checking for updates.

All activities are subject to change so refer to website or stop by the office for current details.

View the website for current details: <https://villaswest.org/calendar>



SOCIAL EVENTS

Many details are currently being worked on so please keep checking for updates.



OKTOBERFEST

October 27th

Join us for some Oktoberfest festivities.

Bring a dish to pass and submit a donation to offset costs.

Sign up in office to receive a meal ticket.

COFFEE HOUR

November 9th

Donuts and Scones will be served



PATIO SALE

November 10—11

Follow the balloons to participating villas. You must sign up in the office to be added to the map.

There will be a fee to offset the cost of balloons and advertising.



THANKSGIVING LUNCHEON

November (date to be confirmed)

Bring a dish to pass and submit a donation to offset costs.

Sign up in office to receive a meal ticket.



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SOCIAL EVENTS

Come out and meet your neighbors and enjoy visiting with friends.

CHRISTMAS PARTY

Join us at the American Legion on **December 2nd** to celebrate Christmas with your Villas West community.

Sign up in office to receive a meal ticket.

Bring an unwrapped toy for the Toy Drive.



CRAFT SHOW

December 6th

Book your table at the office as limited number available for our resident crafters.

Sign up in office required.

Donation will be requested to offset cost of advertising.

COFFEE HOUR

December 7th

Donuts and Scones will be served



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DID YOU KNOW ?

GREEN VALLEY HISTORY

Leo J “T-Bone” Hohler came to Green Valley in 1963 with his wife Polly to become the first residents. When they arrived in October, Green Valley was just a big field, Esperanza was just a dirt road, Maxon Construction was just a trailer, and they had to go to Continental for groceries and to Valencia and Mission to do laundry.

Being the first resident carried a few responsibilities with it as Polly was about to find out. They had workmen coming through the apartment at 133 S Paseo Pena on a regular basis. She always had coffee on the stove and since they had the first and only telephone, the neighbors were in and out constantly. In June 1982 the first telephone directory contained all of the 30 actual Green Valley telephone numbers. Leo stated “I think Green Valley will slow down but it is still the greatest place in the United states for anybody to live; retirees and young people”.

ARIZONA MOUNTAINS



Arizona has 3,928 mountain peaks and summits.

More mountains than any other mountain state, including Colorado, Idaho, Montana, Nevada, New Mexico, Utah & Wyoming.

MONSOON SEASON BRINGS RISK

For many in Arizona, monsoon season is both a joy and a concern. While lightning and rain hold beauty for some, not everyone loves the muggy temperatures associated with the season. Many homeowners prepare for monsoon season by stocking up on back-up lighting, keeping drinking water on hand and storing loose items from the yard or patio. However, not all homeowners are prepared for the four-legged invasion that often accompanies a monsoon.

SONORAN DESERT TOADS



Sonoran Desert toads, sometimes known as Colorado River toads, come out in hoards during monsoon rains.

You may have heard of these toads referred to as Bufo frogs, which is derived from their scientific name. They are common throughout the Sonoran Desert and are considered the largest toads in the U.S. All in all, some seven different species of toads and frogs are native to the Sonoran Desert and may appear during monsoon season.



DID YOU KNOW ?

MONSOON SEASON BRINGS RISK - *continued*

TOAD RISKS

In you're faced with an influx of toads or frogs at your villa, it's important to be aware and keep children and pets at a distance. While it can be tempting to enjoy the infestation, it's important to remember that toads and frogs are wild animals that do pose threats. In fact, the Sonoran Desert toad poses a serious threat to pets. It releases a poison that can kill a pet in as few as 15 minutes. Dogs are particularly prone to picking up the toads and becoming poisoned. Young children may also attempt to lick the toads, which can lead to hallucinations and other health problems.

GILA MONSTERS

The Gila monster is the only venomous lizard native to the United States.

Gila monster venom is about as toxic as that of a western diamond-back rattlesnake. However, a relatively small amount of venom is introduced in a Gila bite and there is no antivenin for Gila bites.

Although the bite is rarely life-threatening, symptoms from a Gila monster bite may include swelling, intense burning pain, vomiting, dizziness, weakness, rapid heart rate, and/or low blood pressure.



Source: Burns Pest Elimination & Wikipedia

Thank you, Susan Phillips for the suggestion of this article.

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.



MEET THE TEAM - MARCOS

*An interview with **Marcos Contreras**, Maintenance Coordinator, by Linda Djupstrom*



Marcos is shown with the
Gorlitz Drain Cleaning Machine

I will say it over and over again, I absolutely love this part of my "job". Getting the opportunity of sitting down and talking with the staff has been a gift. Today I learned a few things extra about this very kind man.

Marcos is a husband to Alma and father to a son, Damian, a daughter April, and grandfather to one beautiful grandson, Joe Aaron!

Marcos worked at Villas West from October 2006 to January 2022. In January 2022 he left Villas West to start his own landscape business and was gone for 9 months. He missed us so much he came back and brought back with him a great deal of knowledge of Villas West.

Marcos family ranch, which has been in his family for four (4) generations, is in Magdalena Mexico. The family still raises cows and horses for sale and the ranch is about 3 hours away from Green Valley. When he has the chance, Marcos loves to go back to where he grew up.

Linda: What was your first job ?

Marcos: Remodeling homes in Tucson.

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

Marcos: I do a little bit of everything. Planning and overseeing projects, proactively trouble shooting along with training of new staff.

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

Marcos: I run my butt off every day.

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

Marcos: When I was the shop foreman there was a great deal to keep up with. However, the toughest challenge was after being hired as a landscaper I was offered the opportunity to become landscape supervisor with the requirement that I learn English. This was a challenge I eagerly accepted and still work to hone my English.

MEET THE TEAM - MARCOS*Continued*

Linda: What's the part of your job you like the best ?

Marcos: I spend more time at Villas West than I do with my family. It is the best part of my job that I get a second family with my fellow workers and the owners.

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

Marcos: The sewer project that I just completed was fascinating. And to watch the roofing process that went on after the storm, I inspect every new roof that goes on and I monitor during the process.

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

Marcos:

- I am working towards getting my pilots license, it is a long process !
- In addition to this I have been and continue to work towards my citizenship. This will mean a great deal to me when I become an American Citizen !
- I have a brother named Elvis !

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

Marcos: My father said he had faith in me that I would provide my family with a better life than he was able to provide. This is the best compliment any son could receive.

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

Marcos: My family !

Linda: What brings you joy ?

Marcos: When I see my grandson !

Linda: Who has had a great influence on you ?

Marcos: My Dad – hands down my dad! My mom is there as a cheerleader and my dad is my coach.

Linda: Do you have any pets ?

Marcos: Sadly, we just lost our family cat.

Linda: Do you have any vacations planned ?

Marcos: Yes, an Elk hunting trip planned for the end of this year.

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

Marcos: Mopping the floors !

Linda: What's your favorite season ?

Marcos: Winter.

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

Marcos: Spend time with the family.

MEET THE TEAM - MARCOS

Continued

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

- Marcos:**
- Of course, my family
 - Gun for hunting food
 - Fishing Pole for food
 - Hammock

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

Marcos: Camping with my family where it is cooler !

Linda: Favorite drink ?

Marcos: Orange Shasta

Linda: Do you cook ?

Marcos: Yes (Linda: *that was said enthusiastically*)

Linda: What's your favorite food/meal ?

Marcos: Seafood on the grill and brisket !

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

Marcos: Frog – it tasted like chicken.

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

Marcos: Zip lining !

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

Marcos: Owner of a big company !

Linda: What has made you smile recently ?

Marcos: Nothing in particular, I smile all of the time !

Linda: Who or what inspires you ?

Marcos: Absolutely my father - Marco

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

- Marcos:**
- My grandmother (deceased) and I was really close to her. I miss her.
 - My uncle Antonio (deceased) as he had a great influence on my life.
 - The new president of Mexico. The way he has improved the life of many Mexicans, I would like to thank him.



Marcos with his grandson, Joe Aaron

MEET THE TEAM - MARCOS

Continued

Linda: What is your favorite word phrase in Spanish ?

Marcos: Tu calmado, yo nervioso

You are calm, I am nervous

~ Linda Djupstrom

LIVING IN VILLAS WEST

LENDING LIBRARY

Thank you, Lou Kifer, for the newly installed LENDING LIBRARY on the four corners at Quinta & Penasco.

What a great addition to Villas West.



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.



LIVING IN VILLAS WEST

NEW OWNER'S 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.



What do
Alexander the Great and Winnie the Pooh
have in common?

They have the same middle name.



SEE SOMETHING, SAY SOMETHING

If you see something, report it !

We all play a role in keeping our community in good condition.

As you're going about your day, if you see something that needs attention, such as a burned out light bulb, please report it to the office.

If you fill in the work order from the website portal, you would be helping the office as their time can be spent being more productive.

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

board@villaswest.org

Linda Djupstrom	President
Tracy Swaim	Treasurer and Finance Committee Chair
Ray Harries	Vice President and Grounds Committee Chair
Tim Schaid	Secretary and Architectural Committee Chair
Lila Szedlus	Member at Large, Maintenance Committee Chair & Social Director

VILLAS WEST OFFICE

Dorothy Gates
General Manager

Ashden Armstrong
Administrative Assistant

admin@villaswest.org

NOTE: *Liliana Ortega, Assistant Manager, is on maternity leave.*

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.

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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