

Manager's Report

4/19/2023

Whew, we survived another month! It has been a very busy and hectic month for us here at Villas West.

I spent a great deal of time with multiple county officials and departments nailing down the process for roof permitting. As you can imagine, I was told incorrect information then corrected information, luckily, we connected with Jesus Maldonado, Site Review Project Manager who I have spent the last three weeks working with. Fortunately, he allowed us to continue with the roofs while we work through this.

The first step was to get aerial pictures of the entire property then close up views of each roof. These pictures then had to be reformatted to show every address and uploaded to county then wait some more...on Tuesday, I received an invoice in the amount of \$1085---total cost to permit all roofs! What a shock that was! I will turn this invoice over to our adjuster for reimbursement. I now must upload all the pictures taken during the process of replacing roofs along with "site" plans for each roof in order to schedule inspections.

Side note---all roofs have been completed!! The contractor will remain on the property for a couple more weeks to make repairs, cleaning and inspecting. Can I get an Hallelujah!

During all of this permit craziness, we found that we do indeed need to get permits to change out water heaters--- something that has not been done for over 30 years 😞 We will be searching out plumbers that can provide the permit as well as the installation of all water heaters moving forward. I am sure many of you are thinking what I was thinking--- cha ching cha ching. I know we purchase our units for \$580 currently, subject to change on a whim. I am hoping to find a plumber that will provide the service only and we will provide the material as there will be no mark up on cost.

I have a very dedicated person that has been helping me with cleaning up the Tierra Parking Lot, I mean Overflow. I want to remind owners that they are deeded only one legal parking spot. If you have a second vehicle you may park in Tierra Overflow if you get a permit, there is availability and you follow the parking rules such as current registration, operable and no ragged or torn car covers. This area is not for use by non-residents, we do have a few contractor's using the spaces but they should only be there during work hours. We also have some vehicles with 2-3 permits. Owners and tenants, please remove your permit if you sell your vehicle or your unit so we can eliminate this issue. If you have a work or old permit, come to the office, and request a new one. A good rule to follow is---if you wouldn't like to look at it, don't park it in front of someone else's window.

For those keeping track of the vehicles back there, we had 2 vehicles towed, one attempted but found the owner and requested it be moved. The van and motorcycle will be moving soon as they are sold awaiting a title. We will delve a little deeper into this matter and what our rights are as private property and viewing our rules.

A couple of compliance issues that have arisen are the overflow of personal affects into the common area and realtor signs. I know that many of you have taken upon yourselves to "decorate" outside of your patio---this is not allowed unless you have received authorization from the Grounds Chair. Keep in mind that items outside the patio can be confiscated if not removed. I really don't want to explain why your ceramic pic and metal flowers are missing so please move those decorative items to inside your patio.

For those who have employed or will employ a realtor, their signs are not allowed to be placed anywhere in the common area or on a patio wall. All signs must be inside your patio or in a window.

Owners, you are responsible for any contractor you employ. It is your responsibility to make sure they are following the rules of the association and are not doing any work they are not licensed for. Please attach a signed spec sheet to any architectural you submit. This is your agreement with the association and are required prior to the start of any project. Please do not commence any work until you have received the approval. If you have any questions regarding the rules, please contact the office and we will be more than willing to help you through the process. Please submit all completed

requests to the office for review and we will forward them to the Chair for approval. This will help with speeding the process up and with inspections as required.

Last year I worked hard with the budget and finance committee to come up with a workable budget. We have done our very best to follow the budget, but some things arise over the year that you have no control over such as a \$500 repair on a mower, replacing a non-working blower, blown hydraulic lines on the tractor or an increase in utilities due to cost and consumption during our colder than normal weather. I want to assure you all that we are doing everything we can to stay within our budget but there will be some cost overruns that we have no control over.

Where your money is going:

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| Wages | \$173,600 |
| Insurance | \$36,651.27 (we have received the renewal with a 40% increase, higher than we budgeted) |
| Administration | \$29,544.82 |
| Maintenance | \$72,346.97 |
| Utilities | \$79,740.02 |
| HVAC's | \$97,820 (these are not covered by the insurance) |
| Restoration | \$14,425 (sewer and electrical repairs) |
| Pool refurb | \$10,600 |

This hopefully gives you an idea of what the costs are to just maintain Villas West.

I know many of our owners are heading to cooler climates so I would like to take a moment and remind everyone of a couple of things:

1. We have a "Going Home Checklist" that provides a lot of information that can be helpful as you close up your villa.
2. PLEASE employ a villa caretaker that can check your villa throughout the season, especially during monsoon.
3. Notify the office of your departure, update your address and relay the name and number of your caretaker.
4. Employ a landscaper to keep your patio in shape and planting trimmed.

For those of you who are heading to your summer oasis, I wish you all safe travels and hope to see you in the fall. For those of you who use the summer as your weight loss program, I will be right here sweating with you!

Dorothy