



**2023**



**Vivid colors of summer blooms are found throughout Villas West.**

*Photos by Zee Hussain*



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**CONDOLENCES TO WILDFIRE VICTIMS**

**Heartfelt condolences to those affected by the devastating wildfires across North America.**

**For those of you who have been displaced and/or have lost their homes or businesses, we offer you our heartfelt sympathies.**

**PRESIDENT'S MESSAGE**

**Linda Djupstrom**

**MONDAY MORNING QUARTERBACK**

It's that time again when football and all that goes with it enters my world. This includes making sure I plan nothing when there is a Green Bay Packer or a Wisconsin Badgers football game on, which means every Saturday and Sunday for quite some time. It also consists of many conversations I overhear after the games between Pat, our sons and grandson about what should have been done, what can be done - the Monday

**PRESIDENT'S MESSAGE***Continued*

Morning Quarterback show is in my living room.

The storm of 2022 is now over a year in our rear-view mirror yet somehow it continues to offer little gifts! It is easy to look back and think of the things we could have done differently and to an extent I would agree, this can be useful! It gives us experience to utilize if this were ever to happen again and allows us to take a fresh look at how we operate in crisis mode.

However, I would like to look back from the proverbial Monday Morning Quarterback perspective on what we have learned and what we can improve on.

**Our Strengths**

- The **residents of Villas West are a strong lot**, oh my gosh!
- We have an **excellent group of employees headed by a GM who never gave up**, and quite frankly if I had been your GM I don't know I would have stayed the course!
- **Compassion** – What I saw in this area was incredible and spoke to all that I thought about my neighbors in Villas West. Neighbors helping neighbors in many ways, some very noticeable and others very subtle. But all working together to make sure our neighbors were ok.
- **Patience** – The owners showed great patience during this last year but there is a point where that patience grew thin and understandable so.

**Areas we can and will improve on as we continue moving forward**

- **Communication, Follow-through and Documentation** – we found our “systems and processes” were not at the level that we would like. That being said, we are working on those and look forward to more effective communication, follow-through and improved documentation.
- **Adequate Staff** – Storm or no storm we should always be re-evaluating and adjusting in this area and as you will hear more from Dorothy we are in the process of this.
- **Contracted Services: HVAC, Water Heater, Roofers** – It is to our benefit to make sure our contractors are giving us the best bang for our buck, and if not then we look at new vendors. Although a bit time-consuming, this process will help us in both the long and short term, and with the storm basically behind us this is the perfect time to address this concern.

As we close out the storm's aftermath and work towards continuous improvement at Villas West, I think we should all take a moment to celebrate, be grateful and excited about the future.

~ *Linda Djupstrom*

**How are the Stars like Dentures?**

**Both come out at night.**



## UPCOMING BOARD MEETINGS

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

### Upcoming Meetings

**October 18**

**November 15**



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



## 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.



## BABY HAZEL

Check out that head of dark hair !

Baby Hazel was born July 26 to parents Liliana and Aaron.

Pictured on the right is Baby Hazel with Villas West resident Nancy.

*"A happy baby has shining eyes.*

*It walks open-hearted into the world and spreads magic."*

*~ Sigrid Leo*



## SEEKING NEW BOARD MEMBER

Are you looking for a unique leadership opportunity?

Are you looking for a unique leadership opportunity? Have you been yearning to put your talent of strategic thinking, financial forecasting, organization behavior, project management into serving a great cause?

Look no further! If you are committed to keeping Villas West healthy and financially viable, we are looking for you!

The Villas West Board of Directors is looking for a leader to join our board as one member's term is coming to an end. Our volunteer board has been the strategic heart of our organization, ensuring that in the work for our residents, we deliver real results, and anticipate and respond to changes in our community.

**If you are one or more of the following, we'd like to talk to you:**

- Energetic and entrepreneurial business person, who is not already overextended with other commitments, eager to put their enthusiasm for improving our community.
- Individual who wants to utilize their expertise in helping the Villas West community.

**If you hold yourself to high expectations, then you'll find board service very rewarding. We are looking for folks who will:**

- Attend at least five (5) board meetings annually.
- Actively serve on one committee: Budget & Finance, Documentations & Communication, Grounds, Architectural, Maintenance, and Events.
- Advocate for our needs in the community and among your Villas West neighbors colleagues and peers.
- Always be curious to learn more about Villas West's needs.

If you are interested in being considered for our board, please complete a Board of Directors Application and send to [admin@villaswest.org](mailto:admin@villaswest.org) or drop off at the office.

The form can be found on the website or pick up a copy at the office.  
(<https://villaswest.org/forms#3797e8d2-ccd5-4b7f-b10d-9c7df4e67693>)

**GENERAL MANAGER'S REPORT**

Dorothy Gates

**SEPTEMBER NEWS**

The monsoon has finally departed, and I am happy to say that we only received a couple of calls for leaking roofs, and these were on older roofs! No damage other than one downed tree, overall, a peaceful monsoon.

**Credit Card Payments**

I have been working with Chase Bank and hopefully by the end of the year we will be able to take credit card payments, charge monthly assessments to your card, and have a “pay here” link on our portal. I am very excited to get this up and running as we have had several requests. Please watch for more information to come.

**New HVAC Condensation Lines**

Our techs have almost finished installing new condensation lines on all HVAC'S. Many of these lines were removed when new roofs were installed due to deterioration. We will begin in November with a full building inspection, adding in maintenance to the HVAC systems as well as water heaters. Starting in November will hopefully give us the time needed to get through the 180 buildings before the heat kicks up again.

**Palm Tree Trimming**

Humberto will be finishing up the palm tree trimming next week. I don't know about you, but I will feel better when they grow out a bit.

**Bulk Pick Ups**

I have had an opportunity to go out on the property for a few days and have noticed that people are getting back to leaving “junk” on the curbs and leaving landscape debris out on days they do not pick up. I even tagged one pile of garbage to find the next day the tag was gone, and more junk was piled up. PLEASE...I ask you to not do this. We offer a bulk pick-up the third Friday of each month. For a minimal charge (\$5-\$20), our crew will come to your unit and remove your unwanted items. This charge is less than you would pay to take items to the landfill plus, and you don't have to lug the items! I urge you all to take advantage of this offer. Quick reminder boxed and bagged landscape debris can be left on the curb for pickup on Mondays and Thursdays...ONLY! These are the only days the men know to drive around and pickup.

**New Recycling Bins**

We recently received new dumpsters in the recycling area. We are working on signage and will get signs posted as soon as we can. We unfortunately have had a few recycling issues lately. Last weekend a mattress was left in the recycle area. Luckily, we were able to pull camera footage and know who this person is. Our crew had to remove the mattress and haul it away when this person could have paid \$10 and waited one week to have our crew do this for them.

**Dog Walking**

I have received several reports of dog walking in the prohibited greens, one being Penasco Park. An older gentleman with two labs and a couple of ladies with two small dogs have been observed walking their pets in Penasco Park, not bothering to clean up after the dogs. Remember, this is the Park that we hold functions at and people reserve for parties. Our crew takes great pride in the look of this park, and no one wants to step on the gifts your pet left behind. Please observe the posted “No Dogs Allowed” signs at this park as well as the greens around the pools. All other greens on property are for your pets to enjoy.



**GENERAL MANAGER'S REPORT***Continued***Parking**

Unfortunately, we have a few residents that do not know the parking rules. Our rules state that no trailers are allowed, however we have one parked on Tierra and has been for a couple of months. We have posted violations as well as tow stickers and have yet to receive a response. We are looking into the legalities of towing. If anyone knows who this trailer belongs to, please share your information with the office. If you own this trailer, please re-locate this off property.

Another parking issue we are having, especially along La Canada, is residents parking in visitor spots. These designated spots are as they say...visitors, not owners or tenants. We have multiple people in the community that have caregivers come in to assist and they are unable to find a spot to park because a resident wanted to be closer to their front door. Each unit is deeded one parking spot with their villa, this is the only spot you have a right to park in.

**Critter Holes**

Have you noticed all the little critter holes on the property? We have one that has caused our sidewalk to fail in the North walkway by the office. Unfortunately, there is no easy answer for getting rid of these critters. We have our pest control place bait boxes near where they are digging, and these are checked when they are in the zone. We will not place any bait blocks (poison) around in the common areas due to the danger of pets ingesting the poison, so we are very limited on what we can do.

Another bothersome issue is the ants. This year seems to be worse than I have seen in the last couple of years. Our pest control as well as our crew will treat these with powder and hope it helps. I have had personal experience with ants and know how hard it can be to rid an area where ants have taken up residence. Please be patient as it takes some time to get to all of these volcano looking holes.

**Office Hours**

Remember, the office door is locked during the day, and we close at 2:00 pm each day. If you need assistance between the hours of 8am-2pm, please knock on the door and be patient as Ashden may be helping another homeowner and will let you in as soon as she is able to.

~ *Dorothy Gates*

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

***<https://villaswest.org/gms-friday-updates> or pick up a copy at the office.***

**RETURN TO VILLA CHECKLIST**

There is a checklist available for those planning on returning to Villas West this fall. This is a great reference to ensure all has been taken care of.

You can find this checklist on the website:

<https://villaswest.org/living-in-villas-west>



## GENERAL MANAGER'S REPORT

*Continued*

## 2023 PAINTING LIST

Things change often due to emergencies and other priorities, however the next to be painted are:

- 145 Sarta
- 177 Sarta
- 247 Sarta
- 415 Sarta
- 445 Esperanza

*Photo by Zee Hussain*



## PAINTING

Painting is-ongoing and if you do not want the sheds, doors or gates painted, you must inform the office.

## WE ARE LISTENING

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

The October 18th Listening Session will feature

\*\*\* ARCHITECTURAL COMMITTEE \*\*\*

## WHAT DO YOU THINK ?

Send us an email at [ideas@villaswest.org](mailto: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 !**

**TREASURER, BUDGET & FINANCE****Tracy Swaim**

I have been asked about the reports that I include with the Treasurer's Report. Please remember that, according to CCR 6.10, you can view any of the basic reports at the office.

*"Such books and records, together with current copies of the governing documents shall be available for inspection by all owners and first mortgagees of record at reasonable times during regular business hours, in accordance with the bylaws and applicable law."*

Our total cash on hand is \$1,208,711.86. As I understand it, the Ameriprise number is the "market value" as of now. It does not reflect gains we may make as our CD's and T Bills mature.

The Budget Comparison shows that our income is doing well; however, our expenses (mostly because of inflation and unexpected increases) are over. We are lucky that our insurance monies can absorb our overages this year. Some of the insurance monies are now reflected in the Reserve account. This shows that, at this point, we will be able to add about \$250,000 to the Reserves.

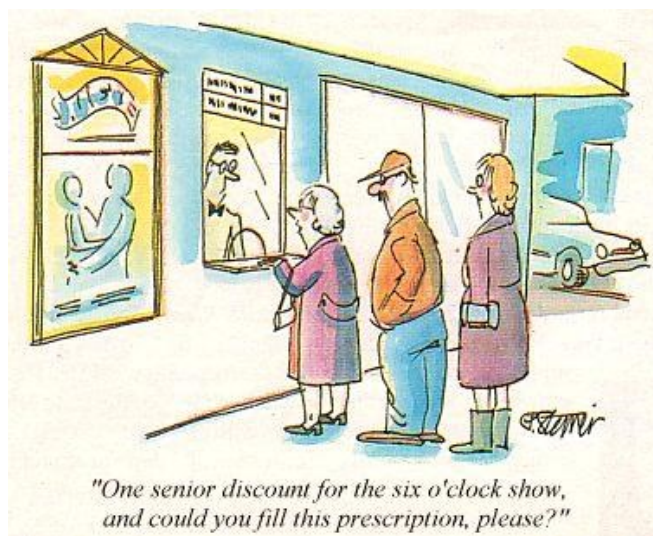
It is important to note that we will not have the luxury of unexpended insurance monies for 2024. We will need to look carefully at the new 2024 budget so that we are adequately funding our operating needs.

I have worked with Dorothy on the budget forecast and the preliminary 2024 budget worksheet. The worksheet has been passed to the Budget & Finance Committee to begin additional discussions. We are in the process of scheduling weekly committee workshops.

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

Two specific financial reports have been included on the following page:

1. The Cash Flow Statement
2. Budget Comparison Summary Report





**Green Valley Villas West Condominium Association  
Budget Comparison Summary Report  
8/1/2023 - 8/31/2023**

	8/1/2023 - 8/31/2023			1/1/2023 - 8/31/2023			Annual Budget
	Actual	Budget	Percent	Actual	Budget	Percent	
<b>Income</b>							
Receipts	\$191,176.88	\$189,120.83	1.09%	\$1,527,149.73	\$1,512,966.64	0.94%	\$2,269,450.00
<b>Total Income</b>	<b>\$191,176.88</b>	<b>\$189,120.83</b>	<b>1.09%</b>	<b>\$1,527,149.73</b>	<b>\$1,512,966.64</b>	<b>0.94%</b>	<b>\$2,269,450.00</b>
<b>Expense</b>							
Disbursements	\$57,557.13	\$55,878.83	(3.00%)	\$459,157.42	\$447,030.64	(2.71%)	\$670,546.00
Maintenance Other	\$1,059.05	\$3,133.34	66.20%	\$29,185.82	\$25,066.72	(16.43%)	\$37,600.00
Maintenance Outside SVCS	\$10,312.41	\$8,566.65	(20.38%)	\$70,630.14	\$68,533.20	(3.06%)	\$102,800.00
Maintenance Supplies	\$16,462.41	\$7,741.69	(112.65%)	\$93,028.50	\$61,933.52	(50.21%)	\$92,900.00
Operations Administration	\$24,358.76	\$24,658.52	1.22%	\$221,369.66	\$197,268.16	(12.22%)	\$295,902.00
Operations Insurance	\$11,255.11	\$9,833.33	(14.46%)	\$103,999.55	\$78,666.64	(32.20%)	\$118,000.00
Operations Taxes	\$0.00	\$835.00	(100.00%)	\$0.00	\$6,680.00	(100.00%)	\$10,020.00
Operations Utilities	\$21,910.64	\$20,583.33	(6.45%)	\$189,614.06	\$164,666.64	(15.15%)	\$247,000.00
Expense	\$0.00	\$166.67	(100.00%)	\$1,000.00	\$1,333.36	25.00%	\$2,000.00
Liability	\$0.00	\$833.33	(100.00%)	\$0.00	\$6,666.64	(100.00%)	\$10,000.00
Reserve Contribution Expense	\$50,000.00	\$50,000.00	0.00%	\$400,000.00	\$400,000.00	0.00%	\$600,000.00
<b>Total Expense</b>	<b>\$192,915.51</b>	<b>\$182,230.69</b>	<b>(5.86%)</b>	<b>\$1,567,985.15</b>	<b>\$1,457,845.52</b>	<b>(7.55%)</b>	<b>\$2,186,768.00</b>
Operating Net Income	(\$1,738.63)	\$6,890.14	(125.23%)	(\$40,835.42)	\$55,121.12	(174.08%)	\$82,682.00
<b>Reserve Income</b>							
Reserve Income	\$56,085.77	\$52,500.00	6.83%	\$422,856.08	\$420,000.00	0.68%	\$630,000.00
<b>Total Reserve Income</b>	<b>\$56,085.77</b>	<b>\$52,500.00</b>	<b>6.83%</b>	<b>\$422,856.08</b>	<b>\$420,000.00</b>	<b>0.68%</b>	<b>\$630,000.00</b>
<b>Reserve Expense</b>							
Reserve Expense	(\$471,483.19)	\$50,604.17	1,031.71%	\$135,145.87	\$404,833.36	66.62%	\$607,250.00
<b>Total Reserve Expense</b>	<b>(\$471,483.19)</b>	<b>\$50,604.17</b>	<b>1,031.71%</b>	<b>\$135,145.87</b>	<b>\$404,833.36</b>	<b>66.62%</b>	<b>\$607,250.00</b>
Reserve Net Income	\$527,568.96	\$1,895.83	27,727.86%	\$287,710.21	\$15,166.64	1,796.99%	\$22,750.00
<b>Net Income</b>	<b>\$525,830.33</b>	<b>\$8,785.97</b>	<b>5,884.89%</b>	<b>\$246,874.79</b>	<b>\$70,287.76</b>	<b>251.23%</b>	<b>\$105,432.00</b>

9/15/2023

**Green Valley Villas West Condominium Association  
Cash Flow Statement  
8/1/2023 - 8/31/2023**

						Total Cash on Hand 8/1/2023:	\$1,354,492.58
Account	Beginning Balance	Increase	Decrease	Ending Balance	Net Change		
1125 - Chase - Checking	\$200,000.00	\$80,072.16	\$120,769.54	\$159,302.62	(\$40,697.38)		
1128 - Washington Federal	(\$9,719.80)	\$345,152.98	\$383,738.46	(\$48,305.28)	(\$38,585.48)		
1140 - Petty Cash	\$0.00	\$3,825.00	\$0.00	\$3,825.00	\$3,825.00		
1150 - Undeposited funds	(\$2,361.66)	\$194,681.90	\$198,781.90	(\$6,461.66)	(\$4,100.00)		
1194 - Washington Federal-Reserve	\$129,683.35	\$58,410.12	\$129,864.50	\$58,228.97	(\$71,454.38)		
1196 - Wells Fargo Advisors( Resv)	\$1,036,890.69	\$0.00	\$1,036,890.69	\$0.00	(\$1,036,890.69)		
1197 - Ameriprise Financial	\$0.00	\$1,042,122.21	\$0.00	\$1,042,122.21	\$1,042,122.21		

**Total Net Change 8/1/2023 - 8/31/2023: (\$145,780.72)**

**Total Cash on Hand 8/31/2023: \$1,208,711.86**

9/15/2023

## DOCUMENTATION & COMMUNICATION

Linda Djupstrom

Two of our committee members have moved onto working on the 2024 Budget however a few projects continue to be worked upon.

- Job Descriptions
  - ⇒ Updating job descriptions for the office staff and will eventually address all staff members
- Code of Conduct Document
  - ⇒ Updated Code of Conduct for Board Members
- August Newsletter issued

~ **Linda Djupstrom, Chair**

## WELCOME COMMITTEE

The Welcome Committee met a couple of weeks ago and created file folders containing information regarding many of the Green Valley community services. Going forward, each month we plan to contact new homeowners and make an appointment to visit with them, if possible or if desired. At this appointment we will give them the folder and discuss the points we feel are essential to their safety and well-being in our community.

We had our first contacts this week. One gentleman declined a visit because he has been a GV resident for 25 years. The other contact was very productive even though the couple have lived in GV for about a year, in a different HOA. There was much that was not known about our community. Lots of questions and answers!

In addition to providing information to new residents it was also really nice meeting new neighbors.

~ **Mary Grgich**

### NEW OWNER'S ORIENTATION

We are developing a  
New Owner's 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](mailto:ideas@villaswest.org)  
with your thoughts.



**GROUNDNS****Ray Harries**

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
  - ⇒ Example: converting pool sites to decorative gravel or artificial grass, drought tolerant shrubs and trees and E/V charging stations.

~ **Ray Harries, Chair of the Grounds Committee**

**TEP's TREES FOR YOU PROGRAM**

You will soon see new trees planted around the Villas West property to replace those that have been removed. These trees were made available through the Tucson Electric Power (TEP) Trees for You program and with the help of Lou Kifer and her team of volunteers.

Marcos and his team will be planting trees that are appropriate for the harsh Sonoran Desert.

They may seem tall and spindly at first, however they will thrive with care and time.

According to the U.S. Department of Energy, a well-planned landscape can reduce air conditioning costs by 15 to 50 percent. One doesn't realize the impact landscaping can have on a home's energy bill. These trees will also provide a natural habitat for wildlife, reduce erosion and water runoff, and purify the air by absorbing carbon dioxide.

**A big thank you to Lou and her team for coordinating and to Marcos and team for planting the trees.**

**ARCHITECTURAL****Tim Schaid**

The Architectural Committee has not met; however work is progressing on updating the Architectural Specifications.

The following Architectural Alteration Application has been initially approved and is now in need of final Board approval.

**1. Install Gate on Back Porch**

- Approved
- Work will be performed by T&R Ironworks

~ **Tim Schaid, Chair**



## LONG RANGE PLANS

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 and sewer line routings, pools and replacement equipment, patio painting and water conservation trial and error procedures.

**Note:** The consultant arborist has completed her 83 page report on our Villa's West "Tree Inventory and Management Plan" for 98 on site large trees being 54 eucalyptus and 44 pines studied for risk assessments. Only 3% of our trees are considered dangerous and in poor health. This report not only addresses all the danger trees needing removal for our residents health and safety and their buildings but also addresses all the Eucalyptus Trees that are continually interfering with our sewer lines causing continued sewer backups in the lines and expending over and over again financial expenditures in funds and manpower resources to correct the problem. Tree map will be on file at the office for residents to view with appointment made with Dorothy.

### 1. Treat Soil

- Treat soil for 23 trees for nutrient deficiencies
- Costs can be estimated for a 5-year plan for budgeting purposes

### 2. Root Invigoration

- Root invigoration for 12 trees to improve aeration and root growth for the health of our high value trees
- This helps extend the health and life of the tree
- Costs can be estimated for a 5-year plan for budgeting purposes

### 3. Mulching

- Mulching 2-4 inches around base of all trees
- Provides nutrients and improves soil structure
- Helps avoid potential disease problems

### 4. Root collar excavations

- Root Collar Excavations for 23 trees to help prevent root decay, disease and insect damage affecting the health of the trees
- Example: Magnolias at pool sites that needed removal in 2023; a simple task
- Suggest only high risk and moderate risk trees be treated

### 5. Pruning

- Pruning of 76 trees as found in report for the safety of residents and the health of the trees
- Costs can be estimated for a 5-10 year plan for budgeting purposes



**MAINTENANCE***Continued***6. Structural support**

- Structural support for three trees
- Use of cables to support limb failures and risk to residents and whole tree failure
- Cost can be estimated for budgeting purposes

**7. Trees that have a “likelihood of failure and impact”**

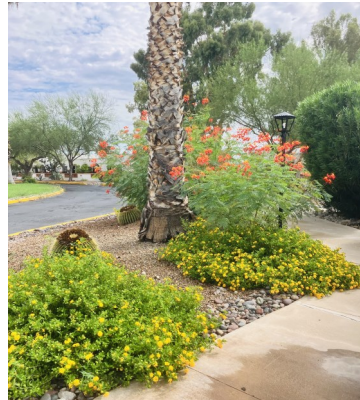
- Identified trees that have a “likelihood of failure and impact”. Impact could “involve serious personal injury, death or damage to high value property”.
- High risk trees include over mature, in decline, dying, decaying and stressed trees.
  - ⇒ Decaying and root flare
    - ◇ Needs level 3 assessment to see if tree can be saved or removed
    - ◇ Cost estimate can be provided for budgeting purposes
  - ⇒ Pine tree that is severely leaning, unbalanced and poor upper canopy
    - ◇ Needs removal for the health & safety of residents
  - ⇒ Eucalyptus trees that are in decline and stressed
    - ◇ Strong wind movement during wind events affects health & safety of residents
  - ⇒ Eucalyptus in poor condition and needs immediate attention for removal of dead branches and die back for the health & safety of residents
  - ⇒ Various trees that are dying and decaying and some with hollow cavities
    - ◇ Needs removal
  - ⇒ Trees needing removal due to interference with sewer lines and continued sewer routing maintenance.

Our outside arborist has provided us with a contract for review and evaluations for all on site lesser trees that, due to disease or age, could be considered dangerous to our residents and should be removed. He will also advise us on a 1-year to 4-year plan on converting our pool sites from irrigated grass to decorative rock or artificial grass and irrigation for existing trees and shrubs only. This contract is being reviewed by our General Manager presently.

~ **Ray Harries — Chair of the Maintenance ad-hoc committee**

**VILLAS WEST BLOOM**

*Photos by Zee Hussain*



## SOCIAL EVENTS

Lila Szedlus

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 and you may also 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.

All activities listed on following two (2) pages are subject to change and many details are currently being worked on so please keep checking for updates.

Refer to website <https://villaswest.org/calendar> or stop by the office for current details.

~ *Lila Szedlus, Social Director*



## BRING JOY AND HOPE TO A CHILD

Bring an unwrapped toy(s) of \$10.00 value to the Christmas Party or make a minimum \$10.00 donation to bring a smile to a child at Christmas. Donations for foster children at Helper for Children organization.



By replacing your morning coffee with green tea, **Green Tea Me Please**

You can lose up to 87%

Of what little joy you still have in your life.



## SOCIAL EVENTS

Many details are currently being worked on so please keep checking for updates and times of events.



### OKTOBERFEST October 27th

**\*\*\* CUT OFF FOR TICKETS OCTOBER 20th \*\*\***

Join us for some Oktoberfest festivities.

Bring a dish to pass and please make a donation to offset costs.

Sign up in office to receive a meal ticket.

### COFFEE HOUR

November 9th @ 9:00 am

Donuts and Scones will be served



### PATIO SALE

November 10—11th

You must sign up in the office to be added to the map.

Villas will have balloons to indicate participation.

There will be a \$5.00 fee to offset the cost of balloons and newspaper advertising.



### THANKSGIVING LUNCHEON

November 17th

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

Sign up in office to receive a meal ticket.



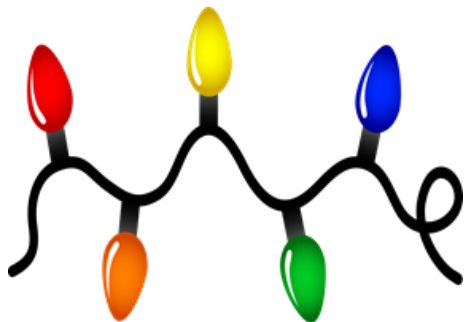
### CHRISTMAS PATIO DECORATING CONTEST

Starting November 15th, get your patios decorated for Christmas.

Prizes will be awarded so sign up in the office to be included.

Judging takes place December 21-23, 2023 and prizes will be awarded & announced at the January 11 Coffee Hour.

Decorations must be taken down by January 5th, 2024.



## SOCIAL EVENTS

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

### CHRISTMAS PARTY

December 2nd

**\*\*\* CUT OFF FOR TICKETS NOVEMBER 27th \*\*\***

Join us at the American Legion 66 on to celebrate Christmas with your Villas West community.

Cost \$17 for residents & \$20 for guests.

Sign up in office to receive a meal ticket.



Bring an unwrapped toy (value \$10) for the Toy Drive. Donations for foster children - Helper for Children organization.

### CRAFT SHOW

December 6th

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

Sign up in office required.

Donations will be requested to offset cost of advertising.



### COFFEE HOUR

December 7th

Donuts and Scones will be served



### CHRISTMAS PARADE

December 13th

Decorate your golf cart, car or bicycle. You can even walk!

The parade goes through the entire community and then meet at Penasco Park for cookies and hot chocolate.



We have a small budget for social activities and in order to continue bringing activities we are asking for donations.

There will be a "donation 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.**

All activities are subject to change. Please keep checking for updates and event times.

Refer to website <https://villaswest.org/calendar> or visit the office for current details.



## MEET THE TEAM - DOROTHY GATES

An interview with **Dorothy Gates**, General Manager, by Linda Djupstrom



This month for our Meet the Team interview, we are highlighting our General Manager. Although many of you may have met her, we are hoping this interview can allow our residents to learn a bit more about her.

When we first rented in Villa West, I did meet Dorothy but it wasn't until we bought our Villa and I joined the board that I got to know the Dorothy that I know today. It takes a great deal to run Villas West, much more than I ever could have imagined. Working with Dorothy has been a pleasure and an eye-opener on what it takes to keep Villas West, the beautiful place we love.

This brief interview doesn't scratch the surface of all Dorothy does and who she is. Although when working with 672 units and numerous owners and residents, it is difficult to make everyone happy. This woman embodies the words the Board uses to start each meeting with:

*"As long as we are all making decisions in terms of what's best for the Green Valley Villas West Condominium Association, we will always be in agreement, even when we disagree".*

Dorothy is one of the treasures we have in Villas West!

Linda: What was your first job ?

**Dorothy: I started working by bussing tables at Los Amigos Restaurant in Green Valley when I was just 15 years old.**

Linda: Where did you work before this position?

**Dorothy: Before joining Villas West, I worked as an escrow assistant with Title Security. I worked up files for closing and funded files.**

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

**Dorothy: I am responsible for all things Villas West related. It is an amazing, all-encompassing job that I love. Some of the duties involved include enforcing rules and regulations, supervising, communication, and much more.**

**MEET THE TEAM - DOROTHY***Continued*

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

**Dorothy: I get to boss everybody around and in turn I have 672 bosses.**

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

**Dorothy: Excluding the storm, I would say my hardest part of the job is the "nasty" stuff that is required. The violations, having to recognize how important time management is and of course staying within the budget.**

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

**Dorothy: The people, the staff, the relationships I have built; it has become a second family.**

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

**Dorothy: Closing out the storm! But I would have to say the budget process. Last year was so hectic I didn't get much chance to really participate. Recently I have had the opportunity to work with one of the owners (Budget Committee members) on developing a forecasting format and this has been overwhelming at times but so beneficial and fun.**

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

**Dorothy: I like to think I am a "Magical Nanna"**

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

**Dorothy: My mom always spoke about my ability to do whatever I set my mind to and my father-in-law would call me his angel, both very meaningful.**

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

**Dorothy: My family – my kids, spouse, and my grands !**

Linda: What brings you joy ?

**Dorothy: It is my Grands, that will always be my joy. I will have a rough day and just seeing those smiles changes everything.**

Linda: What kind of music do you like?

**Dorothy: Country and 80's rock! I have had the chance to see George Strait and Reba, Alabama (twice), Trick Pony and Blake Shelton live in concert.**

Linda: Who has had a great influence on you ?

**Dorothy: My MOM, hands down.**

Linda: Do you have any vacations planned ?

**Dorothy: No vacation planned but as soon as Liliana returns from maternity leave, I just might sneak in a few long weekends.**



## MEET THE TEAM - DOROTHY

*Continued*

Linda: Do you have any pets ?

**Dorothy: Four fish (one is named Henry) and one Dog named Milo. He is a black lab mix and we rescued him from the Humane Society for my husband Billy. It turns out I am his favorite human even though he was intended to be Billy's dog.**

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

**Dorothy: Putting the dishes or laundry away.**

Linda: What's your favorite season ?

**Dorothy: It definitely is not Monsoon Season. Spring is my favorite season.**

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

**Dorothy: Spending time with Billy and our grands.**

*Milo with a cone of protection*



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

**Dorothy: Obviously my family, husband Billy, daughter Ashden, son Caleb and our grands Hailey, Braxton, and Daniel, plus:**

- **Our Polaris Razor**
- **My Milo**
- **Groceries**

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

**Dorothy: I just had one the other day. I went out into the mountains with friends, had a long ride on the Polaris, a BBQ and then came home. It was wonderful !**

Linda: Favorite drink ?

**Dorothy: I have given up drinking Coke as a beverage and replaced it with water, but my favorite remains rum and Coke !**

Linda: Do you cook ?

**Dorothy: I used to but now that Billy is home he has taken that position.**

**MEET THE TEAM - DOROTHY***Continued*

Linda: What's your favorite food/meal ?

**Dorothy: I love Mexican food – but not necessarily spicy hot !**

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

**Dorothy: I unknowingly ate lamb and venison sausage and I liked both until I was told what they were.**

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

**Dorothy: Being the General Manager for Villas West !!! I am not a very adventurous person so I guess it would be tubing down the Salt River ! I think they should have a senior's weekend for tubing !**

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

**Dorothy: My mom.**

Linda: What has made you smile recently ?

**Dorothy: Linda – she always finds a way to end our conversations leaving a smile on my face.**

Linda: Who or what inspires you ?

**Dorothy: From the time I was a little girl I wanted to be just like my mom. Although there have been many people in my life that have been inspiring it will always be my mom.**

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

**Dorothy:**

- **My mom – I always got good advice from her and so many times I wish I could just pick up the phone and ask for her advice or simply just talk about my day.**
- **My father**
- **Jesus – how could he always turn the other cheek and still accept and love.**

Linda: What is your favorite word phrase in Spanish ?

**Dorothy: Caca pasa - "s\*\*\*\*" happens.**

~ *Linda Djupstrom*



## BULK PICK UP

If you have any items you need hauled off, please schedule with the office.

Remember, our rules prohibit leaving any items on the curb, this includes items you are giving away.

If you wish to donate items, you can call the office, White Elephant, or Animal League of Green Valley.



## LIVING IN VILLAS WEST

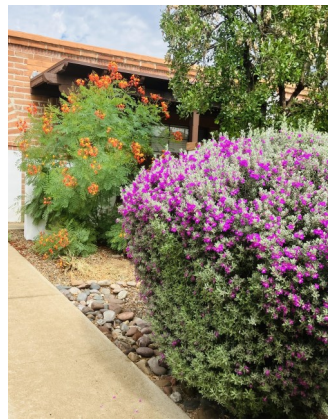
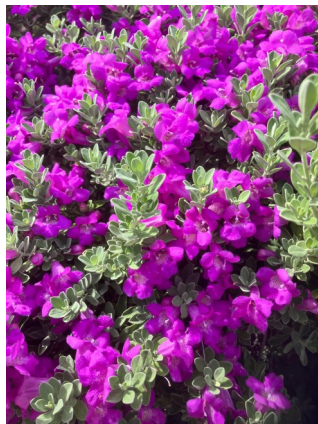
### MONSOONS HELP VILLAS WEST BLOOM

The monsoons have been very important to the southwest for many, many years. Many species have evolved and adapted to take advantage of monsoon rains. The first storms signal certain plants to bloom which attract insects, such as butterflies, to lay their eggs. Cactus flowers and fruits and insects provide food for many birds, such as hummingbirds, and animals.

Monsoons bring benefits, such as replenishing our local water supplies. Monsoon rains also brings the desert back to life, as seen with these photos from the Villas West Property. For those snowbirds who aren't on the property at this time of year, it is quite a sight to see.



*Sage photo by Susan Phillips*



*Photos by Zee Hussain*

### PROVIDE CURRENT CONTACT INFORMATION TO THE OFFICE



- Make sure the Office knows **how to reach you in case of an emergency**
- **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

**LOCAL SERVICES**



<b>PIMA COUNTY</b>	Report Crime/Suspicious activity:	<b>(520) 351-4900</b>
<b>SHERIFF DEPARTMENT</b>	Green Valley District Office:	<b>(520) 351- 6711</b>
<b>SNAKE REMOVAL</b>	Green Valley Fire Department:	<b>(520) 629-9200</b>
<b>TRASH PICKUP</b>	Titan Trash: If no trash pickup call	<b>(520) 393-7891</b>
<b>LOCAL NEWSPAPER</b>	Green Valley News:	<b>(520) 625-5511</b>

**SERVICES CONTACT INFORMATION: ELECTRICIANS**

<b>Cordero Electric</b>	<b>ME Electric LLC</b>	<b>Sunnyside Electrical LLC</b>
(520) 398-9916 or (520) 429-3229( <a href="http://www.corderoelectric.com">http://www.corderoelectric.com</a>	520) 250-5051 <a href="mailto:meelectricaz@gmail.com">meelectricaz@gmail.com</a>	(520) 891-8559

**SERVICES CONTACT INFORMATION: PLUMBERS**

<b>Green Valley Plumbing</b>	<b>Sahuarita Plumbing LLC</b>	<b>Valentine Plumbing</b>
(520) 625-8976 <a href="http://www.greenvalleyplumbingaz.com">www.greenvalleyplumbingaz.com</a>	(520) 780-4507 <a href="http://www.sahuaritaplumbing.com">www.sahuaritaplumbing.com</a>	(520) 444-9359 <a href="http://www.valentineplumbingaz.com">www.valentineplumbingaz.com</a>

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](mailto:board@villaswest.org)

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

## VILLAS WEST OFFICE

**Dorothy Gates**  
General Manager

**Ashden Armstrong**  
Administrative Assistant

[admin@villaswest.org](mailto: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](mailto: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](mailto: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](mailto: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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