

APRIL 2024

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*** SEEKING NEW BOARD MEMBERS ***

Are you looking for a unique leadership opportunity? Have you been yearning to put your talent of strategic thinking, financial forecasting, organizational 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 two of our members' terms will be coming to an end. Linda Djupstrom & Lila Szedlus' terms will be expiring February 2025. 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 with you:

- Energetic and entrepreneurial business minded 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.

***** SEEKING NEW BOARD MEMBERS *****

Continued

We are looking for folks who will:

- Attend at least five (5) board meetings annually.
- Actively serve on one committee: Budget & Finance, Documents and Communication, Grounds, Architectural, Maintenance, or Social 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.

Contact the Board for more details: board@villaswest.org

PRESIDENT'S MESSAGE

Linda Djupstrom

Your Board is committed to working as proactively as is possible in many areas. In that vein we would like to begin recruiting new Board members for the two seats that will be open for 2025.

From experience we know it has been difficult to find people to serve on the board. With that in mind we want to take a slightly different approach and begin recruiting early and offering a mentoring opportunity. Spending some time with a current board member might be all you need to alleviate any fears you might have.

If you are even slightly interested in service in this capacity, please reach out to us. We would be happy to sit one on one with you and discuss what is involved and how you might be just the perfect fit.

The board is responsible for making important decisions that affect our community, and we are looking for dedicated individuals who can help us continue to provide a great quality of life here at Villas West.

You might feel apprehensive about volunteering because you don't think you are needed or believe you don't possess the skills or talents required for the job. This is a common perception that many homeowners have because they think the only thing the board does is financial management.

While managing the HOA's finances is certainly an important aspect of the job, it's not the only aspect there is. We need members who are equipped with expertise and skills in other areas such as community management, information technology, construction, and design. Any talent you have is valuable!

If you are even slightly intrigued, please reach out to me. I would love the opportunity to share my experience with you and answer any questions you might have.

During the transition in replacing the receptionist position, please be patient with us. Dorothy and Liliana are covering as best they can and we hope to be back up to full staffing soon.



PRESIDENT'S MESSAGE*Continued*

The following is a summary of the comments that were received in the survey:

Here are some of the highlights:

- Look into a management company
 - ◇ We are currently in the process of doing just that to educate ourselves on the pros and cons of management companies. Keep in mind, 224 (76%) responded they do not want a management company.
- Communication
 - ◇ Definitely a work in progress, however 89% of respondents rated communications 'very happy to excellent'.
- Increased dues
 - ◇ As the insurance folks shared, insurance costs are an issue across the United States. It certainly has the potential to affect dues. The increased cost of doing business has a significant impact on what we have to collect in dues. Tom & the Budget Committee will soon begin work on the budget planning process.
- Grounds
 - ◇ Ray has been working with our staff to improve in this area. The Grounds committee is continuing to be quite active.
- Board should consist of full-time owners
 - ◇ Oh, this is perfect timing. We would love that to happen, unfortunately there hasn't been any volunteers stepping forward to meet that request.
- Dogs off leash and owners not picking up dog poop
 - ◇ This was a multiple mentioned area of concern. For those that live in the Villas PLEASE remember you live here to, you are subject to the same CCRs that we all are required to do. Keep your sweet pets on a leash – it is the law. Reminders of the Pima County Law will be added regularly to the Newsletter and in Dorothy's Friday Updates.
- By-laws and CC&Rs are antiquated
 - ◇ Agree 100% and slowly but surely, we are working on them. We currently have an Ad-Hoc Committee comprised of Beth Munson, John Anderson and Kermit Ketchum and they are working with Tom Bowes along with our attorney to complete this project.
- Flag maintenance
 - ◇ One respondent referenced the lack of care and upkeep of our flags. This comment spoke volumes to us, so thank you.
 - ◇ We will do better and thank you for sharing your concerns. To whomever mentioned this if possible would you be willing to stop down at the office and offer some advice.

PRESIDENT'S MESSAGE*Continued*

- Why are we cutting down the trees
 - ◊ We are not simply “cutting down all the trees”. We are working with an arborist and nothing is being cut down that isn't warranted. There are trees identified as being dangerous to the community or causing significant damage or cause continued calls to the office to clear out blocked sewer lines. Plus, we had two more trees topple over in a recent storm. We want to make sure our Villas, cars, pets and people are safe. This is done by relying on professionals, heeding their advice and budgeting for the removal while working with the grounds committee to make sure we plant as we remove.
- Cut outs for curbs
 - ◊ Ray has put together a plan to have that very task done. Once again, thank you for the concerns as this was not on our radar.
- Response to phone calls
 - ◊ We recognize this is an issue and are taking steps to address.

I highlighted the comments above that were areas of concern. I would like the opportunity to say the vast majority of comments from the survey were filled with words of appreciation and satisfaction. It was a good mix and one that we can work with and still know that what is being done is appreciated.

~ *Linda Djupstrom, President*

LEGAL UPDATE

Updates regarding the criminal and the civil case against Wells Fargo and Washington Federal.

In the criminal case, the attorneys are in the process of plea negotiations. May 7th is the next hearing where JD will decide if he will accept the plea agreement or go to trial.

In regards to the civil case, on April 16th, the District Court heard oral arguments on the Defendant bank's motions to dismiss. Our attorney explained that a motion to dismiss is a request at the beginning of a case to dismiss a matter based solely on the law. Our counsel argued that we have stated a valid claim under the applicable law and that we should be permitted to proceed to discovery to gather the information we need to prove our case. The Judge was prepared and asked both sides numerous tough questions. We are hopeful that the Court will deny the motions and allow the matter to proceed but the law is very protective of banks and it is possible that the Court will allow the Banks to escape liability for their inaction based solely on the language of the applicable statutes. It is difficult to guess when a Court will rule but our counsel is hopeful we will hear an update within a month. Will keep you posted when we hear more.



REMINDER: BOARD MEMBERS ARE HOMEOWNERS TOO

Your elected Board members are NOT PAID, unlike the office staff, they are volunteers. Please respect their boundaries and not pose questions or concerns you may have while in public.

The General Manager handles almost everything when it comes to the management of our community. The office enforces Villas West's rules and regulations and manages the daily operations of Villas West.

Ensure as a homeowner or tenant, you first take your grievance, issue or concern to the office for resolution. If you are not satisfied with the result, you may then escalate and contact the Board with your concern.

No Board member can act alone and therefore any issue needs to be brought up to the full board. There are different ways to contact the Board:

- There is a box in the office and cards that you can use to convey your concerns, questions, feedback and suggestions to the Board
- Send an email to board@villaswest.org

The Board members contribute a huge amount of time, and their significant others are also affected by the Board Member's dedication. It is quite the challenge to balance a demanding workload, meetings and home life. The Board's success is a reflection of the substantial contribution of support, motivation and encouragement provided by their significant others.

If you are interested in reviewing the duties and responsibilities of the Board, check out the document titled: BOARD AND COMMITTEE MEMBERS RESPONSIBILITIES found on the website <https://villaswest.org/board-of-directors> or pick up a copy at the office.

The Board has been questioned as to why we don't have board members that are full-time residents of Villas West. The answer is very simple - full-time homeowners would first need to apply to the Board for us to have that year-round representation. NO ONE applied to be on the Board for our recent election. Tim Schaid's term had come to an end; however, he reapplied and continues with a new term on the Board.

If you don't like what's happening within Villas West, let your voice be heard - join a committee, donate your time or run for the Board.

Remember, unless they are in a meeting, the members are also homeowners who wish to enjoy their time here in our beautiful Sonoran Desert community oasis, just like you.

**What do you call someone
who enjoys Mondays?**

Retired.

GENERAL MANAGER'S REPORT**Dorothy Gates**

There have been a few changes over the last month. The one most noticeable is Ashden is missing. Ashden has moved on in a different direction and we wish her well in her future endeavors. I know she is sorely missed by us in the office. With that said, we ask that you be patient as we may miss a few calls. Please leave a message and we will get back to you as soon as possible or you can email Liliana or myself.

We have Bartlett Tree scheduled to remove four large Eucalyptus beginning today. They will remove another tree tomorrow and then two more next week. These are trees that have been tagged as a danger or causing issues with our sewers.

Humberto and the crew continue to fight the forest of weeds. The spray that is used is not Round Up and is not harmful to pets. The color is added so that Humberto can see where he has sprayed. If you have any landscape requests, please know that they will get to these when they are in your zone unless it poses a danger.

We have received our order for the true cut beams needed to repair/replace patio beams. Part of the paint crew will be working on those work orders shortly.

The paint crew is currently working on 104 Pena right now and will be moving onto 132 Pena. We ask that you remove all items on your walls and move furniture to the middle of the patio if at all possible.

They have rebuilt 9 fences in the last two weeks. At this rate, hopefully soon there will be no more fences to mend.

The mason crew continues to work on sidewalk repair and grinding down trip hazards. Please let the office know if you come across an unmarked hazard.

Maintenance will be doing roof and HVAC inspections as time permits. They have been extremely busy with water heaters and water off requests right now.

The maintenance shop has received it's "overhaul" and looks wonderful! They have been able to find a ton of space for storage and the storerooms have never looked so nice and organized!

Liliana continues to address the patio violations. This will be a long term project that will continue for a few more months as there were 100's of noted violations.

Marcos and Liliana will be handling a majority of the day to day operations as I focus on insurance quotes and long term projects. This will also allow me some time to actually go out on property from time to time.

For those of you travelling to your summer homes, I wish you safe travels and hope to see you in the fall.

~ Dorothy Gates, General Manager

GENERAL MANAGER'S REPORT*Continued***DOROTHY'S FRIDAY UPDATES**

To view past Friday email updates, visit the website:
<https://villaswest.org/gms-friday-updates>

UPCOMING BOARD MEETINGS

The Board of Directors meet on the third (3rd) Wednesday each month.
 Meetings begin at 9:30 am, unless otherwise noted.

NEXT MEETING* October 2024

*In-person meetings at Friends in Deed will resume in the fall
 and until then, meetings will be held via Zoom.

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

LOANS FOR NEW VILLA PURCHASE

With our insurance renewal in June 2023, our deductible for wind/hail increased from 5% to 10%. Unfortunately, we have learned that this is unacceptable for some loans such as Federal Housing Administration (FHA).

We have worked tirelessly with our insurance agent to try and get this reduced and have been unsuccessful. In fact, we were informed that they would not consider reducing this deductible for at least another year. We are currently working with other carriers to see if we could obtain coverage with a 5% deductible for wind/hail but will not know anything for 2-3 more months.

Until we can get this issue resolved, we have found that Washington Federal (WaFD) and Guaranteed Rate will loan on Villas West purchases. We will keep you informed as we learn more.

**WHEN YOU SELL YOUR VILLA**

There is a list of items to review when you sell your villa.

Download a copy from the website
 (<https://villaswest.org/forms>) or pick one up at the office.



GENERAL MANAGER'S REPORT*Continued***NEW AD-HOC COMMITTEE - CC&Rs**

A new Ad-Hoc Committee has been approved for revising the Covenants, Conditions and Restrictions (CC&Rs).

Looking for volunteers. You need to be willing to:

- Read and review the CC&Rs thoroughly
- Attend meetings in-person or via Zoom
- Devote time likely through to end of August, if not further into the year, to complete project



There is a sign-up sheet at the office for those that are interested.

**REALTOR SIGNS**

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.

TELECARE SERVICES

TeleCare Service by Sheriff's Auxiliary Volunteers (SAV) offer a free daily phone call to Green Valley residents who live alone.

The TeleCare team places calls between 7:30 a.m. and 9:00 a.m., 365 days a year. If a resident does not answer after several attempts, the SAV Supervisor dispatches a SAV Patrol to check on the person.

Thankfully in most cases, the person is fine, but if they cannot be contacted at their home, SAV patrol members enlist the help of Pima County Sheriff's deputies who take over efforts to contact the resident.

For more information, or to enroll in the program, please call the TeleCare answering system at (520) 351-6706 to leave a message.

Your call will be returned within 24 hours.

COMMITTEE REPORTS

1. TREASURER, BUDGET & FINANCE

Tom Bowes

We are currently operating at \$43,000 below budget at this time.

We continue to come in over budget in our Reserve account mostly due to the high number of HVACs being replaced.

2. DOCUMENTATION & COMMUNICATIONS

Tom Bowes

- CC&Rs to be reviewed
- By-Laws need to be reviewed & revised
- Architectural documents being updated
- Newsletter - March issue released
- Update Operations Manual - Work continues

3. GROUNDS

Ray Harries

The Grounds Committee has had at least four meetings this year. They are a very proactive committee and presently I have over 25 pages of meeting notes. Some of the more significant concerns the committee have are that community residents and outside parties are letting their dogs run off leash, allowing them to relieve themselves and not picking up the animals waste and depositing it in our existing dog waste stations. Secondly, increased weed problems in our grass parks and gravel areas.

Projects either ongoing or forecasted for 2024 and 2025 are:

1. The Committee has divided our community into four quadrants and members have looked at areas that may benefit from an infill of cactus plants or transplanting volunteer plants this spring from areas where they are not needed. To date, 70 cacti, agave and others have been planted.
2. Supplemental planting of drought resistant flowering plants in the wild flower garden north of the office. 20 flowering plants were planted last month by the committee members.
3. Dispersing of native wild flower seeds collected or purchased by committee members throughout the flower garden area north of the office and at selected areas in our community will commence this month and continue through next fall and winter.

3. GROUNDS*Continued*

4. Publish Pima County's publication addressing unwanted animal waste within our private parks and dogs running off leash in our General Managers "Friday Blast" the Villa's West Newsletter several times a year and recommendations of how to report violations.
5. Due to the continuing problem we have with animal waste, either associated with community residents or outsiders, the Grounds Committee will coordinate with the General Manager for the purchase and installation of two more dog waste stations this spring, similar to those existing throughout our community and two more next year to completely cover all of our parks. This year one will be installed in the park at North Tierra and the other in the 200 block of North Quinta. The signs are on order and should be in soon.
6. Also due to the same problem described above, the Grounds Committee will also coordinate with the General Manager the installation of eight low profile signs for our pool park areas, one at each pool entrance near the street and sidewalk. The sign will read "no pee/poop zone" with a dog pictured inside a circle with a slash running through it. The signs are on order and should be in soon.

Future planning projects in 2025:

1. Finish installation of the last two dog waste stations so that all Villas West grass park areas are all served with a dog waste station. One in the 200 block of North Sarta and the other site to be determined.
2. Study the addition of one more rock gabion (Villas West Sentinels) similar to the one in the cactus across from the office and those existing at Desert Meadows Park. Potential sites are currently under study.
3. Study relocating one of the three picnic tables in the 200 block of North Sarta to the green park area at the north end of Tierra, which currently has none.

Grounds Requests

There have been approximately 40 grounds requests year to date for plant removals, plant relocating and/or plantings all have been approved.

Trees Blown Down

As a result of two Palo Verdes blowing down during a wind storm two weeks ago, and two others, one in January and another last fall, Bob Djupstrom walked all 10 miles of our sidewalks inspecting the condition of the remaining Palo Verdes. He found 10 that are in failing condition and may become a danger to our residents and/or infrastructure. Our General Manager is seeking a bid from the outside arborist to bore the trunks at ground level and provide us a written report as to whether or not they need to be removed.



3. GROUNDS*Continued*

Lastly, I would like to thank Bob Djupstrom for taking the lead with all of the volunteer Grounds Committee members and thank them for all of their hard work, out of pocket expenses incurred and their foresight in the continuing effort to keep Villas West as a beautiful Sonoran Desert community oasis.

~ Ray Harries, Chair

4. MAINTENANCE**Ray Harries****Long-Range Plans Update and Maintenance Committee Report**

The following eleven long-range maintenance plans are presented to you, the owners, in detail purposely to help you better understand all that is needed on a yearly basis for Villas West infrastructure and grounds maintenance, to keep our community a well maintained and a beautiful Sonoran Desert Oasis that you all have come to enjoy.

These plans serve as a tool for future budgeting considerations so that nothing is missed or forgotten over time.

It allows you, the owners, to better understand how your dues monies are spent through proper long range planning to help keep your financial investment in your Villa solid.

The maintenance committee met in March 2024 on the following long range plans. We only have three members, myself included, so your help in joining our committee would be greatly appreciated.

The eleven long range plans are:

- Roof replacements
- HVAC replacements
- Water heater replacements
- Tree maintenance/removals
- Oleander removals/sewer line routings
- Patio painting
- Pools
- Water conservation
- Sidewalk safety
- Americans with Disabilities Act (ADA) handicapped ramps
- Road repairs and preventative maintenance

I had presented to the ownership a detailed update on all eleven long range plans during the ownerships annual meeting on February 7, 2024 and will do so again today and at our October or November Board meeting.

4. MAINTENANCE

Continued

The following is the first quarter update for 2024:

1) Roofs

Through a thorough examination of roof request work orders and repairs over history, inspections by our maintenance employees and by our roofing contractor, we have found 12 roofs needing immediate attention. We have budgeted 10 for 2024 so 2 of the 12 will need to wait until 2025 for budgeting purposes. This detailed inspection will be executed every year to prioritize replacements as needed and budgeted for.

Roof replacements scheduled for 2024 are:

233 Tierra (done)	234 Quinta
316 Sarta (done)	133 Pena
133 Sarta	144 Sarta
329 Quinta	408 La Canada
105 Sarta	329 Pena

2) HVAC Replacements

HVAC replacements are replaced just like water heaters are, and that is as they fail. Historically we average 40 HVAC failures a year, so our budget is 40. Some years fewer than 40, others more. After the July 2022 storm event, our HVAC insurance adjuster inspected all 678 HVAC units and determined their age. We currently have 312 HVAC units that were manufactured prior to 2011 plus 7 more with unknown dates, using an R-22 refrigerant. The U.S. Government banned the R-22 refrigerant used by these 312 HVACs back in 2010. The R-22 refrigerant supply is no longer available so when they fail, they must be replaced. 132 of these are 35 years old. Today's HVACs have a lifetime of 15 years. Long story short, we need to prepare ourselves for greater yearly failures of these 35 year old HVACs and that anticipated increase should be reflected in our yearly budget, considering 50 or 60 possible failures a year. 10 units have been replaced in 2024 to date. These 312 HVACs that are 35 years old have a replacement cost of about 1.9 million dollars, so now is the time to budget for future said failures. If not, we are doomed for budget overruns and if so, the money will come out of our reserve fund which we are trying hard to build back up to the suggested reserve study levels.

I would like to thank Colleen Hay for her expertise in numbers, data entry and spread sheets that has helped me and our General Manager so much ... it is eye opening.

3) Water Heaters

2024 replacements to date are 14 with a yearly budget amount for traditional yearly failures being 25, which equals a 56% failure rate in the first quarter of 2024. Projecting out through 2024 could be 56, 31 over budget. We hope for the best, but it looks as if we will go over budget in 2024.

4. MAINTENANCE

Continued

3) Water Heaters - continued

Something to seriously plan for in future budgets is that we currently have 304 water heaters that are over 20 years old and another 24 water heaters that we have no age on. Our yearly failures are increasing (29 in 2023 and budgeted for 25) so we should plan for and anticipate this and budget for more failures in future years so we don't set ourselves up for going over budget. Again, if we are over budget, those monies come out of our reserve funds.

4) Trees maintenance/removals

We have budgeted for 11 large tree removals in 2024 because they have been identified as dangerous to the community or those causing significant damage or continued calls to the office to clear out blocked sewer lines. This years removal plan is for 4 danger or dying trees, 1 pine and 6 other trees causing sewer line damage or blocking problems from their root system. Two landscaping contractors will be utilized for this tree removal process, one for the very difficult trees requiring two cranes and another contractor for the easier removals. In 2000 these tree removals were costing us \$1800 per tree, in 2014 \$3000 per tree, 2019 \$6000 per tree, and now in 2024 about \$8,000 for hard to get to trees. Had we finished this danger tree removal process in 2017, 2018, 2019, 2020 and 2021 we would have realized a tremendous savings over today's costs, but in those years sufficient budget monies were not planned for due to holding back on dues increases.

5) Oleander removals/sewer line routings

In 2023, we identified 65 Oleander shrubs to be removed to save money on sewer line repairs, blockages and maintenance problems. To date, we have removed 10 and 6 more have been prioritized for this year. Presently, Marcos is TV videoing all sewer lines looking for damage or blockages. He will finish evaluating them in the next two months. The oleander removal process, due to manpower, crew availability and budgeting is now a 4-year plan.

6) Patio painting

24 scheduled and budgeted for 2024 with 4 patios already being completed.

7) Pools

Our 4 community pools, 4 laundry and pool bathrooms have been placed on a 5-year maintenance plan for repairs and refurbishing as follows:

- North Pena was repainted in 2022
- South Sarta was repainted in 2023
- North Sarta will be repainted in 2024
- South Pena will be repainted in 2025

In 2026, all pool and laundry bathrooms will be refurbished. Then, in 2027 the 5-year plan will be repeated.

4. MAINTENANCE*Continued***8) Water conservation**

Presently being studied by Jeff Miller and Colleen Hay of our Maintenance Committee are the proposed conversions of four pool sites from green irrigated lawns to decorative gravel with a cost saving analysis to determine yearly savings from eliminating lawns, maintenance, weed/fertilizers and irrigation. This is just a study to inform the owners of cost cutting alternatives to the yearly budget.

Also being studied is the conversion of five half parks throughout our community. They would be located as follows:

- 1) West half of green park on Sarta, south of Penasco
- 2) West half of green park on Sarta, north of Penasco (shuffleboard court)
- 3) East half of green park on Quinta, south of Esperanza
- 4) West half of green park on Pena, just north of Penasco
- 5) West half of green park on Pena, just south of Penasco (shuffleboard court)

As with the pool site proposed conversions, this is just a cost savings analysis to present to the ownership as a budget savings matter. All five green ½ park conversions from irrigated lawns to decorative gravel will still leave a ½ green park across the street from the areas converted to decorative gravel.

9) Sidewalk safety and streetlight identification numbering system

29 elevated sidewalk trip hazards had been previously identified and mapped in February. 9 have already been ground down and eliminated. The remaining 20 will be completed by years end. This project is taking a bit longer because Carlos is doing double duty. Not only is he grinding down these trip hazards but he is also repairing all damaged sidewalks and is replacing several failing sidewalk panels.

10) ADA sidewalk ramps 10-year plan

- First year 2025 - 8 ADA ramps at our pool sites. Estimated for 2025 budgeting purposes is \$1,800 in materials for each pools ADA ramp. Our grounds crews (4-man crew) will do the work. It is expected each pool site ADA ramp will take 2 ½ days to complete.
- Second year 2026 - 16 ADA sidewalk ramps at major road crossings that are now already painted. Estimate for 2026 budgeting purposes is \$14,000 in materials for all 16. Our grounds crew (4-man crew) will do the work. Approximate 40 hours for all 16 ADA street crossing ramps. These ADA ramps are for Board study purposes and must be approved by the Board with budget monies allocated.
- Third year on - estimate costs for 46 additional ADA ramps at parking areas that access each building.

4. MAINTENANCE

Continued

10) ADA sidewalk ramps 10-year plan - *continued*

- The estimated costs for 46 additional ADA ramps at parking areas that access each building.

To date, Villas West has completed 50 ADA ramps at pools and parking areas and some road crossings. The completion of this ADA ramp program has not been budgeted for years.

11) Road repairs and maintenance

We do not have, nor have we ever had, to my knowledge, a road maintenance budget fund.

Back in 2019 our community roads were unmaintained for years prior and in terrible condition. A contractor came through in 2020 and pressure cleaned all asphalt cracks of debris, then hot tarred the cracks followed by an oil mixture seal coat. Then on Tierra, Penasco and Sarta a chip seal of crushed rock was applied. Quinta and Pena were not chip sealed with crushed rock and are now in a state of deterioration. Since we did not have a road maintenance fund set aside, we paid for these improvements out of our reserve fund to the tune of \$250,000, plus or minus. My best guess to bring these two sections up to the same condition of Tierra, Penasco and Sarta to be \$200,000 more or less.

Long range plan #11 will be a road restoration and preventative maintenance 2-4 year plan for both Quinta and Pena which road surfaces are now and have been in decline. This plan will estimate the costs to high pressure spray out about two miles of debris in the existing cracks in our asphalt road surface and apply a hot tar sealer or chip seal the entire road such as we did in 2020 on Tierra, Sarta and Penasco, depending upon a road contractors inspection and recommendations, something we should evaluate every year to extend the longevity of our roads.

Both plans will partition Villa's West roads into 2-4 sections for budgeting purposes, hence the proposed 2-4 year plan for roads. Now is a good time for your Board to lay the foundation for a long term road maintenance budget fund so maintenance monies won't be drawn out of our reserve fund as in past years.

For your information Villa's West has close to 10 miles of sidewalks and over 2 miles of asphalt roads and parking areas.

~ *Ray Harries, Chair*

MAINTENANCE COMMITTEE

Looking for volunteers.

There are currently two members, including Board member Ray Harries as Chair.

Your help in joining our Maintenance Committee would be greatly appreciated.

Let the office know if you are interested.



5. ARCHITECTURAL

Tim Schaid

The Architectural Committee meets informally via email, telephone and/or face-to-face to discuss Villas West architectural matters as needed. (specification questions, architectural alteration applications, etc.)

The following Architectural Alteration Applications requests have been initially approved, are on hold or denied and are now in need of final Board approval.

1. Install Wrought Iron Railing & Gate in Rear of Unit
 - Must conform to Villas West Color Schemes (i.e. Black for this request)
 - Owner must contact Villas West Office upon completion of work

~ Tim Schaid, Chair

6. AD-HOC COMPLIANCE

Tom Bowes

Liliana has started to issue patio violations and this will take time as there hundreds to address.

If you have items outside your walls in the common areas, screens that are tattered, have over-grown vegetation, or if your screen door needs to be painted, be on the lookout to receive a notice.

The compliance process will continue in the fall when we look for “dangling” wires and sheds in poor condition.

7. AD-HOC CC&Rs

Tom Bowes

Updating our Covenants, Conditions and Restrictions to bring them to current standard and to align with Arizona state laws is a priority. We have an Ad-Hoc Committee comprised of Beth Munson, John Anderson and Kermit Ketchum and they are working with Tom Bowes along with our attorney to complete this project. It is a lengthy and arduous task for this committee.

What kind of tree fits into your hand?

A palm tree!



8. WELCOME COMMITTEE

Lee Donnelly

The new Villas West Welcome Committee has begun its work greeting new owners in our wonderful complex. Lee Donnelly & Pam Kanikula have been charged with reaching out to those who have closed on properties since March 1 as well as those yet to close. Although about half of our new neighbors do not seem to be currently in residence, the pair has reached five of them, sharing information about Villas West, GVR, and Green Valley in general.

Pam is a snowbird and will be leaving shortly, but Lee intends to continue this outreach throughout the summer & fall. If you have owned in Villas West for some time, but have just recently moved into your unit, please reach out to the office for new owner information. Also feel free to ask for a visit from the Welcome Committee if you would be interested.

TREES REMOVED

The two large Eucalyptus trees located at 206 and 430 La Canada were removed due to the issues they are causing with the sewer lines. The deteriorating tree beside 186 Paseo Quinta and the large Eucalyptus behind 104 Paseo Pena will be removed next week.

This is only the first four trees that are scheduled to be removed. The other 7 trees earmarked as a danger or causing sewer issues will be removed later this year. Once these 11 trees are removed, we will be looking at the topping and trimming of trees next year.

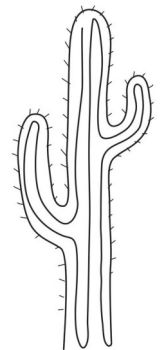
CACTUS WATERING SCHEDULE

Remember cactus love being dry.

Texas Rangers and Bird of Paradise are desert drought tolerant plants and these do not need to be watered. The monsoons will be sufficient.

For more information, check out the CACTUS CARE INSTRUCTIONS on the web site:

<https://villaswest.org/grounds-committee>



SNAKE & GILA MONSTER REMOVAL

Santa Rita Fire District, formerly 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.



LUNCH AND LEARN



Something New !
Join us in the park for
Lunch and Learn sessions.



Lunch and Learn sessions offer an opportunity for our owners and renters to share their talents and passions with each other. There is no cost for our Lunch and Learn programs; simply bring your lunch and a beverage and join your neighbors in learning possibly something new. Chairs will be provided.

Future Lunch and Learns might include someone from the DNR/Wild Game regarding the javelina issues, or teach a class on the use of essential oils, or maybe we could entice someone to share their knowledge on a topic. Let us know if you might be interested in sharing your passion in a particular area or make suggestions as to topics you might like to see offered.

Stay tuned for details as to when the next Lunch and Learn will be held.

Mata Ortiz

Bob Djupstrom led our first Lunch and Learn on March 28th with a short presentation on Mata Ortiz pottery.

Thank you to approximately 30 people who attended. Congratulations to the lucky winners of Mata Ortiz pottery pieces that were given away.

A special thank you to Bob for sharing his experience and knowledge!



SOCIAL EVENTS

YACK AND YARN - April 4th

Great turn out with most everyone having an unique knitting or crocheting project.

Come join us next time for great conversations at the South Sarta pool!



PARTY IN THE PARK - April 9th

First time we had a get together of this style and we will repeat again.

The gathering started around 4:30 pm and ended around 7:00 pm. Everyone brought their own beverage and an appetizer to share. We met new homeowners, residents we hadn't met before as well as a few friendly dogs to round out the conversations.

Stay tuned for the next event, possibly in the fall.

SPRING BREAK LUNCHEON - April 12th

Although the wind did prevent a few games being played, overall the event was a success.

Highlights:

- Treated by the staff as they grilled and served hot dogs.
 - Our own Carlos was the DJ.
 - Local crafters sold their items.
- Detectives with the Financial Crimes and Fraud Unit educated many attendees.



MAKE A DIFFERENCE

Join the Villas West Board of Directors

The Villas West Board of Directors is seeking individuals to serve on our Board.

The Board is strictly voluntary and we need your expertise.

SOCIAL EVENTS

**** Please keep checking for updates and times of events ****

As there is a small budget to continue bringing social activities, we are asking for donations. There will be a "drop box" at each function and you may also donate at the office.

All events are held at Penasco Park unless otherwise noted and are open to tenants & owners.

Other than the Coffee Hours, you are required to obtain a ticket by signing up at the office.

We need to know how many people food is to be provided for.

All activities listed on following page 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

YACK AND YARN

April 25th @ 1:00 PM

Bring your knitting or crochet project and yourself.

Come join us next time for great conversations at the South Sarta pool!



BOARD GAMES

May 1st @ 1:00 PM

Bring your drink and join in for fun at South Sarta Pool.

Board Games will be provided.

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.

Keep checking for updates and event times.

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

HAVE YOU MET SIXTO ?

An interview with Sixto Lira - Landscaping by Linda Djupstrom

Linda: Where did you work before this position with Villas West?

Sixto: I worked in the marijuana green house in Amado.

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

Sixto: To take out weeds, trim grass, blow side-walks and whatever Humberto tells me to do.

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

Sixto: I would show them a video. With technology being as advanced as it is, that would make it much easier.

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

Sixto: The work is not hard. The hard part is in not being able to communicate with the homeowners.



Linda: What is the most unusual thing you've encountered while working at Villas West?

Sixto: The most unusual thing is the situation when one of the owners who we know has died. Very sad.

Linda: What is the most gratifying aspect of what you do?

Sixto: I like trimming. Giving shape to and making the plant or tree look nice and clean.

Linda: Where did you grow up?

Sixto: Nogales, Sonora. I was born there, I lived there almost my entire life. I worked in Phoenix for a year and went home every weekend but moved back to Nogales. I love it there.

Linda: Who has had a great influence on you?

Sixto: My Papa - he is a very hardworking man and very intelligent. I am one of 5 girls and 3 boys and none of us are as intelligent as our father yet, but we all are hard workers.

HAVE YOU MET SIXTO ?**Continued**

Linda: What is your favorite memory from that time?

Sixto: When it rains in Nogales it rains, it really rains. When I was a little boy and I was riding my bike with friends, the streets flooded. The water took me off my bike and landed me on a pile of dirt. The water was taking away the dirt from underneath me and a complete stranger picked me up and took me home, but I lost the bike that didn't even belong to me.

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

Sixto: I like to cook. No one seems to complain so I think I am a good cook.

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

Sixto: I like to help people. In Mexico there is a great deal of poverty. I feel blessed to be able to have a job that earns enough that I can help. I grew up knowing that it was our responsibility to help others. I remember every Christmas my entire family would pitch together to bring needed things and gifts to families that lived in the dumps.

Linda: What kind of music do you like?

Sixto: Traditional Mexican music.

Linda: What brings you joy?

Sixto: To get home and see my wife Wendy and son Sixto Jr.

Linda: What's your favorite holiday?

Sixto: Christmas and New Years.

Linda: What's your favorite season?

Sixto: Spring

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

Sixto: Now things have changed because I am no longer single. Now I love hanging out with my little family.

Linda: Favorite drink?

Sixto: Mexican Coke

Linda: Favorite snack?

Sixto: Potato chips.



HAVE YOU MET SIXTO ?

Continued

Linda: What's your favorite food/meal?

Sixto: Seafood – anything seafood with a bottle of Coke.

Linda: What would you bring to a potluck dinner?

Sixto: Seafood – especially if it is summertime.

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

Sixto: Cleaning the bathroom.

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

Sixto: At my father's home which is on a hill. He would leave the steering wheel in a certain way so the truck wouldn't roll. I, for whatever reason, decided to turn the wheel and his truck rolled down the hill into the neighbor's wall. I didn't get into trouble because I am the favorite.

Linda: What makes you laugh? What has made you smile recently?

Sixto: The guys here at work. The guys are always joking around; always happy. Makes it fun to come to work.

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

Sixto: I would describe it more like a Sunday. Wake up and go out for breakfast with my entire family and the day would be perfect.

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

Sixto:

- 1. Most importantly, drinking water*
- 2. Something to hunt with for food*
- 3. Camping equipment*

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

Sixto:

- 1. My Grandfather*
- 2. My Dad*
- 3. My Son*

To be able to have the 4 of us just so we can each share our experiences and advice.

Linda: what is your favorite Spanish word or phrase?

Sixto: Que onda mijo? English translation: What's up, son?

LIVING IN VILLAS WEST

FEDERAL PACIFIC ELECTRICAL BREAKERS

One of the most prominent dangers of a Federal Pacific electrical panel that was installed in the Villas West units is the Stab-Lok breakers are prone to overheating and malfunctions.

Current estimates predict that faulty circuits from a Federal Pacific panel are responsible for nearly 3,000 residential electrical fires every year.

As a result, insurance companies are now requiring the breakers to be replaced inside each individual unit.

For more details please contact the office.



HEADING HOME CHECKLIST

There is a checklist available for those snowbirds heading home.

You can pick up a copy at the office, or view or download from website:
<https://villaswest.org/living-in-villas-west>



VILLAS WEST WANDERERS HIKING GROUP

Pictured on the left are the Villas West Wanderers from the April 7th hike at Saguaro East Park.

This was the last hike for this year and next one will be January 2025.

Thank you, Lou Kifer, for organizing and leading the Villas West Wanderers on the hikes !



LIVING IN VILLAS WEST

Continued

GOOD BYE, ASHDEN

Very best wishes to you!

It is difficult to say goodbye, but we wish you all the best for the future. We are all grateful for what you have done for Villas West.



PANTRY DONATIONS FOR FOOD BANK



Attention Snowbirds!

As you prepare your condo for heading home, take your unwanted pantry items to the office.

Villas West accepts canned and boxed food donations and drops them off at the Food Bank.

There are less donations over the upcoming months with the snowbirds leaving and local food banks appreciate the donations.

DO YOU LIVE ALONE?

The TeleCare Service by Sheriff's Auxiliary Volunteers (SAV) offers a free daily phone call to Green Valley residents who live alone.

This service can provide peace of mind to clients or their family members who are concerned about loneliness, security or personal safety of the person living alone.

A simple telephone check-in to ensure you are staying safe in your home.

For more information, or to enroll in the program, please call the TeleCare answering system at (520) 351-6706 to leave a message.

Your call will be returned within 24 hours.



MAKE A DIFFERENCE

Join the Villas West Board of Directors

The Villas West Board of Directors is seeking individuals to serve on our Board.

The Board is strictly voluntary and we need your expertise.



**LOOKING TO RENT A
ONE or TWO-BEDROOM VILLA**

January - April 2025

Or any two to three consecutive months.

Contact Linda: (920) 948-2999

lindabecker1002@yahoo.com

**LOOKING TO RENT A
ONE or TWO-BEDROOM VILLA**

November 2024

April 2025

Contact Linda: sweeneylinda8@gmail.com



LIVING IN VILLAS WEST

Continued

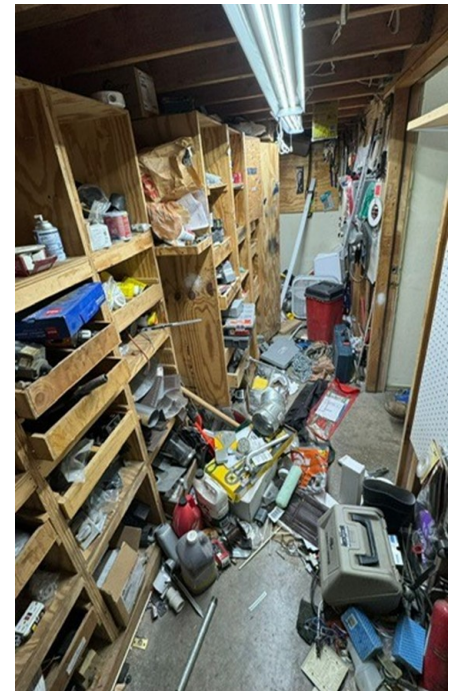
WORKSHOP RENOVATION

Great work from our workers taking the initiative of remodeling, cleaning, and organizing the equipment room.



A few pictures are provided to show the before, during and after of the renovation project.

It is now easier to manage and check what tools are needed and see what we have.

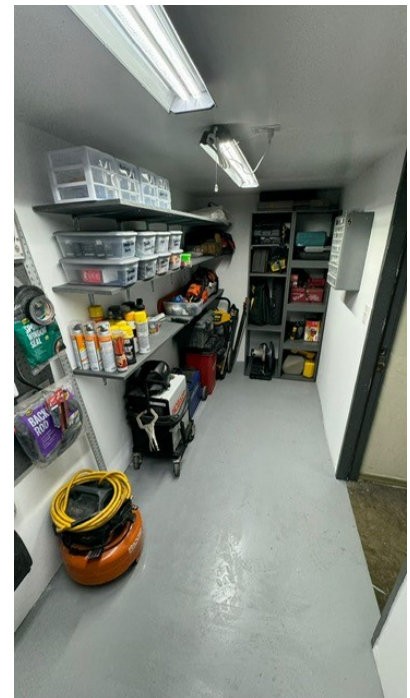


LIVING IN VILLAS WEST

Continued



Much more productive use of space.
Great job, Guys !



LIVING IN VILLAS WEST*Continued***DO NOT PLACE ROCKS ON TRASH CAN LIDS**

Titan trash has requested that we do not place rocks on the trash can lids. The rocks being placed on the trash can lids is causing confusion, which is leading to missed collections.

Please remove all rocks from the lids of trashcans to help these hard-working men do their job.

**TRASH CAN LOCKS**

We have purchased locks that will help prevent javelinas from getting to your garbage and from it being scattered across the property.

There is a cost of \$15 to cover the cost of the lock and installation. Contact the office if you are interested.



BULK PICK UP

3rd FRIDAY EACH MONTH

Our "Bulk Pick-up" has taken off and we have reduced the garbage on the curbs as well as have picked up a ton of unwanted items such as multiple beds, tables, patio furniture, etc.

The crew cannot be pulled from their jobs to pick up your unwanted items. The service is offered as scheduled, the third Friday of each month. If you cannot wait for the pickup date, you will need to arrange for someone else to pick up the items or take them to the landfill yourself.

Our cost varies as it depends on the amount and size of items. With the larger, heavy and bulky items such as sofas, stoves, or refrigerators, they may have a higher charge. Landfill costs have increased by \$20/ton and therefore we must charge more for the bulkier and heavier items.





PIMA COUNTY'S REGULATIONS REGARDING COMPLAINTS FOR ANIMAL WASTE

Villas West Private Property

Solid animal waste left on public or private property without permission of the property owner.

This code can be difficult to enforce since the violation needs to be observed by a law enforcement officer for a citation to be issued. However, citizens may have a Third Party Citation issued by calling Pima Animal Center and providing the following information:

- A photograph documenting the incident, which includes the date, location and time of incident.
- The animal must be clearly identifiable in the photograph.
- The animal owner's address must be known and provided.
- The complainant must be willing to testify in court.
- If two independent witnesses from separate address are willing to testify, a photograph may not be required.

Register an animal waste complaint by phone with Pima Animal Care Center at 520-724-5972.

PIMA COUNTY LEASH LAW

Pima County has strict ordinances concerning dogs. Pima County Ordinance 6.04.030 states dogs are always to be on leash when outside of the owner's private property.

Your dog **MUST** be on leash at all time while your dog is on public and Villas West's private streets.

This includes private roads and the desert Common Area governed by the Master Association and its Member HOAs.

Leash Law violations and bites can be reported to Pima County Animal Control Center at (520) 724-5900, extension #4. A dispatcher is available 7 days a week until 9:00 pm.

After 9:00 pm bites and violations should be reported to the Sherriff's Department.

It is helpful to have the date, time and location of the violation a description of the dog, and name &/or address for the owner, if possible. Pictures of the off leash dog are very helpful but violations should be reported with or without all this information.

LIVING IN VILLAS WEST

Continued

PROVIDE CURRENT INFORMATION

Make sure the office knows how to reach you in case of an emergency.



- It's the responsibility of the homeowner to notify the Villas Office of any address changes.
- 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.
- The Homeowner Contact Update Form is available on the website (<https://villaswest.org/forms>) or pick up a copy of form from the office.

MEMORIAL FENCE

Would you like to honor a special friend or pet?

Create a special message to be engraved onto a 3" x 3-1/2" brass plaque which can then be locked onto the Memorial Fence.



Pick up an order form from the office or refer to the following page.

Payment is due upon placing order.
For more details, contact the office.



MEMORIAL FENCE



Would you like to honor a special friend or pet?

Create a special message to be engraved onto a 3" x 3-1/2" brass plaque which can then be locked onto the Memorial Fence.

Simply complete the information below & return the form to the office. Payment is due upon placing the order.

You will receive an email with the PDF of your plaque for approval. Once the plaque has been engraved and ready, you will be notified.

You pick up the plaque from the office, complete with padlock and key. One extra key will be retained at the office.

You can lock the plaque onto the 6' x 10' Memorial Fence located at the four corners - Quinta and Penasco.

Your Name: _____

Email: _____

Phone: _____

Information you want on your plaque:

This is an example of an engraved plaque.



Image desired:

\$80.00 per plaque, including tax, for up to 60 characters. Quote required for over 60 characters.

Plaque measures 3" x 3-1/2"

Drop off completed form to the office or email admin@villaswest.org

Date paid: _____



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* <i>*Will be known as Santa Rita Fire District July 2024</i>	(520) 629-9200
TRASH PICKUP	Titan Trash: If no trash pickup call	(520) 393-7891
LOCAL NEWSPAPER	Green Valley News	(520) 625-5511
BENEDICT LOCK SERVICE	Locksmith Services	(520) 481-5801

SERVICES: ELECTRICIANS

Cordero Electric (520) 398-9916 or (520) 429-3229 www.corderoelectric.com	ME Electric LLC (520) 250-5051 meelectricaz@gmail.com	Sunnyside Electrical LLC (520) 891-8559
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SERVICES: PLUMBERS

Green Valley Plumbing (520) 625-8976 www.greenvalleyplumbingaz.com	Sahuarita Plumbing LLC (520) 780-4507 www.sahuaritaplumbing.com	Valentine Plumbing (520) 444-9359 www.valentineplumbingaz.com
Swanson Plumbing (520) 399-6290 https://plumbinggreenvalley.com/	Oscar’s Heating & Cooling (520) 342-8780 https://oscarscooling.com/	

Villas West Management and Board of Directors do not warrant, recommend, endorse, or assume liability for any of these contacts.



VILLAS WEST 2024

BOARD OF DIRECTORS

COMMITTEE CHAIRS

President	Linda Djupstrom	
Treasurer	Tom Bowes	Documents & Communications, Budget & Finance, Ad-Hoc Compliance and Ad-Hoc CC&Rs
Vice President	Ray Harries	Maintenance & Grounds
Secretary	Tim Schaid	Architectural
Member at Large	Lila Szedlus	Social Events

Use this email address to contact a Board member: board@villaswest.org

VILLAS WEST OFFICE

Dorothy Gates

General Manager

Liliana Ortega

Assistant Manager

am@villaswest.org

open position

Administrative Assistant

admin@villaswest.org

8:00 - 4:00 pm

520-393-7891

Schedule an appointment if you need to see Dorothy

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.



NEWSLETTER SUBSCRIPTION

Would you like a copy of the monthly newsletter emailed to you?

Email newsletter@villaswest.org with the following details:

1. First and last name
2. Email address
3. Villas West address (i.e. 123 A Pena)

Previous editions of the newsletters can be found on the website:

<https://villaswest.org/newsletters>

ADVERTISE IN THE NEWSLETTER



**Do you have a rental, villa for sale,
need some help ?**

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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