



VILLAS WEST

MARCH 2024

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**please note**

**In observance of Easter,  
the office will be closed Good Friday,  
March 29th.**

**PRESIDENT’S MESSAGE** **Linda Djupstrom**

I would like to thank all of you who participated in the survey, we have 327 surveys returned! The survey results have been tabulated and you can review further in this edition of the newsletter. The survey results will be posted on our website and will be emailed with Dorothy’s next Friday update.

Shout out to Lila and crew who fed 100+ people corned beef and cabbage for St. Paddy’s Day. On top of that, the weather required her to be quite flexible and move the entire party from a park to a pool side setting! In addition, Lila personally provided a corned beef and cabbage meal for the staff on Tuesday. Lila, from all of us **THANK YOU!**

I received a message from Christine from Victims Services, in regards to the JD Sotelo case. He was indicted in December and charged with two (2) felonies: 1) theft and 2) fraudulent schemes.

*“I just wanted to give you a call with the outcome of the hearing today. It looks like the defense attorney just asked for another 30 days and so the next court date is April 16th. That is scheduled as a change of plea pre-trial conference . That just basically means that the judge wants to encourage the defense to decide what they're going to do - if they're going to accept the plea or reject the plea. And if they do decide to reject the plea then the trial date will be set.”*

## PRESIDENT'S MESSAGE

*Continued*

The following quote is yet another that reminds me to simply keep moving forward:

**“With the new day comes new strength and new thoughts” Elenore Roosevelt.**

*~ Linda Djupstrom, President*

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## HAVE YOU SEEN THE NEW SIGNS ON THE MEMORIAL FENCE?



The Memorial Fence located at the four corners - Penasco and Quinta - now features the signs:

**Live Love Celebrate**

For more details regarding the Memorial Fence, further in this newsletter on pages 35 & 36.

***Great job, Lou Kifer ! Thank you.***

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## LEGAL UPDATE

The Civil Case filed against Wells Fargo and Washington Federal has a current court date of April 16th.

Stay tuned and Dorothy will update when new details are made available.

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## VILLAS WEST SURVEY RESULTS

A huge thank you to the 327 owners that returned the survey.

The responses will help guide the Board in a number of ways. The Board has set their initial priorities and will be reviewing the numerous comments submitted for each survey question.

On the following pages present a summary of the survey results.

**SURVEY RESULTS**

**VILLAS WEST SURVEY RESULTS**

**2023 - 2024**

Total Surveys Returned 327	Disappointing or bordering on disappointment			Satisfied or content		Very happy to exceptional		
	1	2	%	3	%	4	5	%
Service received from office staff 322 responses	12	6	5%	28	9%	106	170	86%
Workmanship of maintenance 285 responses	4	8	4%	24	8%	105	144	87%
Condition of grounds 319 responses	9	19	9%	54	17%	134	103	74%
Condition of pools & furniture 268 responses	3	6	3%	43	16%	127	89	81%
Effectiveness of pest control 292 responses	12	17	10%	59	20%	103	101	70%
Weekly emails & newsletter 308 responses	5	4	3%	24	8%	74	201	89%

Villas staff are	NOT Courteous 2	NOT Informative 17	NOT Efficient 29
Villas staff are	Courteous 310	Informative 282	Efficient 273
Positive Results	99%	94%	89%



**SURVEY RESULTS**

*Continued*

Web portal usage	once per month	once per quarter	once per year	never
308 responses	71	93	23	121

Plan to sell due to HOA increases	Yes	No	Possibly
309 responses	22 = 7%	260 = 84%	27 = 9%

Research hiring a management company	Yes	No	Unsure
296 responses	45 = 15%	224 = 76%	27 = 9%

Recommend Villas West to a friend	Yes	No	Maybe
298 responses	246 = 83%	46 = 15%	6 = 2%

**Based on these survey results, the Board’s initial concentration will be focused upon improving pest control, grounds and educating ourselves on the pros and cons of hiring a management company.**



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

Hello!

March has flown by. I was able to take a few days off and I would like to thank the Board for allowing me to do so and to Liliana and Ashden for handling business like I wasn't even gone. Liliana "covered" my desk like a pro!

The staff has stayed busy this month. There was a total of 153 work orders issued since our last meeting. 19 requests for water on/off, 11 sewer calls, 7 roof leaks, 19 water heater calls, 4 no heat and 25 landscape requests. Good news, the last rain we received there were no reported leaks! I have contacted W&D Roofing to repair the patios that are currently leaking. Some of the Landscape requests were for trimming and gravel replenishment.

This year like all years in the past, we have a weed problem. Humberto has treated the problem areas and will continue to pull his crew from the zones to areas needing immediate attention.

The paint and mason crew have completed the walkway at the office connecting from the office to the sidewalk to the North. Once again, I am amazed at the talent we have on property! The crew took some time to help refurbish two storage areas in the shop. You may have noticed the mess at the garage door area, there just wasn't enough room to contain it within the shop. Many of the shelving units were repurposed and used in the storage yard. They will be finishing up 369 Quinta and once again be helping clean out the upper storage areas in the shop.

I have prepared my paint list for this year (see next page) and you can pick up a copy at the office. The prices for painting the alterations to a unit has not changed from last year:

- \$300 for double sheds and Arizona Rooms
- \$200 for sheds
- \$150 for wrought iron doors
- \$75 for gates and storm doors

We continue to have issues with parking---owners parked in visitors and visitors parked in owners spaces. NO ONE should be parking in another deeded spot unless you have received permission from the owner. Visitor spaces are reserved for VISITORS—not owners. All second vehicles are required to be permitted and no more than two vehicles parked on property at the same time.

We have a few projects starting. Beginning with the upper storage in the shop to create an organized area for storage of equipment and supplies. We will be selling a street sweeper so if you know anyone.

**All-Inclusive Annual Inspection**

This is a comprehensive list. Roofs will be checked for damage, condition of roof, repair as needed. HVACs will be checked, coils and condenser cleaned, cage cleaned out, and all ductwork checked to make sure they are all sealed. Water heaters valves will be checked, burners cleaned, diodes changed as needed and units flushed. During this time the techs will check the condition of the building paint and sidewalks.



**Green Valley Villas West  
Condominium Association**  
460 South Paseo Quinta  
Green Valley, Arizona 85614  
(520)393-7891, [www.villaswest.org](http://www.villaswest.org)

## 2024 PAINT LIST

### Paseo Pena

276  
104  
132  
188  
436  
402  
403  
372  
328  
316  
145  
361  
329  
133  
233  
265  
373  
415

The above list is subject to change upon need. Please figure 2-2 ½ weeks to complete work. While painting, your parking stalls as well as any transformers in your area will be painted.

Thank you.  
Villas West Management

## GENERAL MANAGER'S REPORT

Dorothy Gates

### Sewer Cleaning Project

Marcos will be using the camera to scope all sewer lines for breaks and roots. He will “snake” the lines to remove roots and flush if needed. During this process, he will note any bothersome vegetation so we can remove it. If there are any breaks in the lines, we will have it marked, dug up and repaired as soon as possible.

The issue we are finding with this is that the machine requires a constant electric source, and some owners are not allowing us to use their electric for the few minutes needed. The cost would be minimal and without the use of electricity, we cannot clear the line. This unfortunately could lead to you having sewer backups. We will be looking at getting outlets installed for our use for issues like this.

Next weekend is Easter and in observance of Good Friday, the office will be closed.

I wish you all a Happy Easter!

~ *Dorothy Gates, General Manager*

### RETIREMENT, A WIFE'S VIEW

A frustrated wife told me the other day  
her definition of retirement:

“Twice as much husband on half as much pay.”

## NEW AD-HOC COMMITTEE - CC&Rs

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

**Now 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 to complete project

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





**GENERAL MANAGER'S REPORT***Continued***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.

Until we can get this issue resolved, we have found that **Washington Federal (WaFD) will loan on Villas West** even with the high deductible.

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.

We will keep you informed on any developments.

**2024 VITA FREE Tax Preparation**

At St. Francis-in-the-Valley Episcopal Church  
600 S La Canada Drive, Green Valley

**FRIDAYS - February 2th through April 12th**

Appointments Only

Monday – Friday 9am to 4pm

CALL: 520-329-3818

**One benefit of old age is that your  
secrets are always safe with your friends**

**... because they can't remember them!**





**1. LEGACY OF SUCCESS**

For 117 years, the Coldwell Banker® brand has served clients with honesty, integrity and real estate expertise.

**2. INDUSTRY LEADER**

The average 2022 sales price in the Coldwell Banker network was \$484,186 – an increase of 9% year over year<sup>1</sup>.

**3. GLOBAL NETWORK**

The Coldwell Banker global network includes 100,000+ sales associates in 40 countries and territories.

**4. #1 ON THE WEB**

Coldwell Banker is the most visited real estate brand online<sup>2</sup>.

**5. EXTENSIVE ONLINE IMPACT**

The Coldwell Banker brand markets properties on the real estate industry's most visited websites, including Zillow, realtor.com and Trulia.

**6. POWERFUL WEBSITE**

ColdwellBankerHomes.com attracts buyers and sellers from around the world, with 127.45 million site visits and over 172.34 million property views in 2022<sup>3</sup>.

**7. CUSTOMER CHOICE**

For the sixth year in a row, Coldwell Banker Real Estate was recognized as a Women's Choice Award<sup>4</sup> "9 out of 10 Customer Recommended Real Estate Agency" winner.

**8. LUXURY MARKETING**

Backed by the Coldwell Banker Global Luxury<sup>5</sup> marketing program, Coldwell Banker agents handled 48,444 transaction sides of homes priced at \$1 million or more in 2022<sup>6</sup>.

**9. GIVING BACK**

Our network has donated over \$31 million<sup>7</sup> to a variety of charitable causes, benefiting both outstanding local organizations and larger nonprofits that make a big impact.

**10. TRUSTWORTHINESS**

Our parent company has been honored as one of the World's Most Ethical Companies 12 years in a row<sup>8</sup>.



**RAMON ROSS**

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[https://www.coldwellbankerhomes.com/az/green-valley/agent/ramon-ross/aid\\_253133](https://www.coldwellbankerhomes.com/az/green-valley/agent/ramon-ross/aid_253133)



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## 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 MONTHLY MEETING\*

**April 17th**

\*Monthly in-person meetings are held at **Friends In Deed & via Zoom**

Friends in Deed, 301 W Camino Casa Verde, Green Valley

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

## LUNCH AND LEARN



### Something New !

Join us in the park for a  
**Lunch and Learn session on  
Mata Ortiz Pottery**



Lunch and Learn in the Park offers an opportunity for our owners and renters to share their talents/passions with each other during a bring your own lunch and be ready to learn.

Bob Djupstrom will provide a short presentation on the origins of Mata Ortiz pottery: 800 years ago to present. A few select pieces of pottery will be on display. Three small, damaged pieces of pottery will be raffled off to some lucky person.

There is no cost for our Lunch and Learn programs. Simply bring your lunch and a beverage and join your neighbors in learning a new topic. Chairs and tables 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.

**Plan to join us March 28th @ 11:00 am at Penasco Park**

The Pima County Sheriff's Department

# GREEN VALLEY

## SHERIFF'S AUXILIARY VOLUNTEERS

**OPEN HOUSE**  
**SATURDAY - APRIL 6TH**  
**11:00 - 2:00**



Fingerprinting  
House Checks

TeleCare

Scam Squad



Neighborhood  
Watch

Park & Bike  
Patrol

Traffic Control  
Deputy Assist

**SAV Front Desk**  
**601 N La Canada**

With a wide variety of opportunities available,  
the Sheriff's Auxiliary Volunteers is the right choice for you!

***Come join us for a tour and a free hot dog!***



**COME AND SEE YOUR  
SAV AT WORK  
IN GREEN VALLEY**





## 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.**

## ENVELOPE FOR LIFE

The Green Valley Fire District offers an **Envelope for Life** which provides the vital information for medical emergencies.

Once the requested information is filled out, you place on your refrigerator for firefighters and paramedics to easily find.

**To obtain a form, contact the Green Valley Fire Department (520) 625-9400, or pick one up at the Villas West office.**

## LOCK BOXES

Residential lock boxes are designed to be a secure method of allowing district firefighters to access to your home via a key in your lock box when you are unable to open your own door, or in the event of a critical emergency at your residence when you are not at home.

Lock boxes can only be opened by GVFD firefighters or Fire Corps volunteers. Your home keys are secured inside the box and accessed via a special key that is carried on fire department vehicles.

Your lock box information is kept securely in our dispatch center computers, so dispatchers are able to alert responding crews that you have a key in the box.

**If you would like to have a Residential Lock Box installed on your villa, call 520-625-9400 to schedule your appointment.**

## COMMITTEE REPORTS

### 1. TREASURER, BUDGET & FINANCE

**Tom Bowes**

Financial Period Ending 2/29/2024. Net Assets were listed as \$2,333,048.46 minus liabilities of \$210,520.12 plus income of \$27,540.13 leaving us and ending net assets of \$2,100,520.12.

Operating Budget came in \$18,418.46 under budget however in the reserve account we are operating at \$20,535.67 over budget due to the high replacement cost of HVAC systems.

### 2. DOCUMENTATION & COMMUNICATIONS

**Tom Bowes**

Current Project Recap:

- Behavioral Rules now updated and posted on website
- Operations Manual updates continues with the office staff
- Newsletter: February Special Edition and the regular monthly (February) newsletter issued

### 3. GROUNDS

**Ray Harries**

The Grounds Committee has had at least three meetings this year. They are a very proactive committee and presently I have over 18 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 will be looking at areas that may **benefit from an infill of cactus plants or transplanting volunteer plants this spring** from areas where they are not needed. The Committee members will be wearing name tags.
2. **Supplemental planting of drought resistant flowering plants** in the wild flower garden north of the office. A study is ongoing about the construction of some minor low profile fencing to protect the plants and maybe using "mighty mint" spray to deter problems with Javalinas.

**UPDATE:** 20 flowering plants were planted 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.
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 Villas West Newsletter several times a year and recommendations of how to report violations.

**3. GROUNDS*****Continued***

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.
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.

**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 gabions (Villas West Sentinels) similar to the one in the cactus across from the office and those existing at Desert Meadows Park. Potential sites are under study currently.
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.

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.

**Previous Study Regarding Villas West’s Speed Limit**

Regarding the Board’s request of the Grounds Committee last year to study the idea and costs of signage to reduce the speed limit from 15 mph to 10 mph and the installation of several speed bumps throughout our community roads, the Committee did review this matter and decided not to implement either project because at our age our driving habits are fixed, there have been no documented vehicular or pedestrian accidents associated with speed and the cost is nearly \$8,000 and we have no budget to cover it. Therefore, the Committee decided not to study the matter further.



~ *Ray Harries, Chair*

**I have a photographic memory,  
but I keep forgetting to develop it.**

**3. GROUNDS***Continued***GROUNDS REQUESTS**

The process for any grounds requests is to fill out the Grounds Alteration Application form which can be downloaded from the website (<https://villaswest.org/forms>) or picked up at the office.

Once submitted, the form will be reviewed and upon approval, you will be notified. You then purchase the approved plant and our crew will schedule a time to plant it. You are responsible for the care of the plant. If you leave for the season, it is your responsibility to designate someone to care for it.

Some Grounds Requests aren't being approved as well established plants are being asked to be removed. If the plant is not destroying or affecting anything, they will not be removed.

**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.

Recommended watering schedule for Southern Arizona plants can be found on the website under Miscellaneous Forms: <https://villaswest.org/forms>

- Temps of 80 to 90 — once every 3 weeks
- 90 to 100 – every 2 weeks
- 100+ — once a week

Non cactus plants need more water especially those sitting in pots. They dry out faster because the pots get hot. When buying plants, consider drought tolerant plants to conserve water.

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

The nine long-range maintenance plans have been presented to you, the owners, in detail purposely to help you better understand all that is needed on a yearly basis for Villa's 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.





## 4. MAINTENANCE

*Continued*

The maintenance committee has not met since November 2023 on the long-range plans but will meet next month in April. We only have two members, myself included, so your help in joining our committee would be greatly appreciated.

The nine long range plans are: **Roof replacements, HVAC replacements, water heater replacements, tree maintenance/removals, oleander removals/sewer line routings, patio painting, pools, water conservation and sidewalk safety.**

I had presented to the ownership a detailed update on all nine long-range plans during the ownership annual meeting on February 7, 2024 and will do so again at our October or November Board meeting. The February newsletter provided details of these long-range plans and can be found here: <https://villaswest.org/newsletters>. I will be adding two more long range/maintenance plans\*, numbers 10 and 11.

**UPDATE:** It was brought to my attention by committee member Jeff Miler that we should do a complete 2024 first quarter update, which I agree with and will do for the April meeting to show the ownership our progress.

I have recently inspected all of our sidewalks and pools areas and have mapped all existing Americans with Disabilities Act (ADA) handicapped ramps and all proposed handicapped ramps. I also documented on an exhibit map, all road surface spider web cracking areas needing immediate repair and preventative maintenance. We will use this map for our additional 2 long-range plans.

**For your information Villas West has close to 10 miles of sidewalks and over 2 miles of asphalt roads and parking areas.**

\*The additional plans are:

1. For the safety of our residents, I propose a 10-year plan for **ADA sidewalk ramps at all four pools** sites where they don't exist now, at designated sidewalks adjacent to our parking stalls and at all road crossings (crosswalks) within Villa West. This will be long-range plan #10.
2. Long range plan #11 will be a **road restoration and preventative maintenance 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 repeat every year to extend the longevity of our roads.

Both plans will partition Villas West roads into 4 quadrants for budgeting purposes, hence the proposed 4-year plan for roads and 10 year plan for ADA sidewalk ramps, assuming Board approval and budgeting monies set aside.

~ **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. Add Stackable Washer/Dryer to Existing Shed

- Must have permit on file in Villas West Office prior to work starting
- Contractor's License and Insurance Certificates on file in Office prior to work starting
- Owner must contact Villas West Office upon completion of work

### 2. Install Metal Storm Door – Front Entrance

- Must Conform to Villas West color schemes (i.e. Bronze for this request)
- Owner must contact Villas West Office upon completion of work

### 3. Install Cable TV/Wireless Internet Service

- Must conform to all Villas West architectural specifications
- Owner to notify office when work is completed

### 4. Remove Iron Gate Over LR Windows

- Work to be completed by Villas West Maintenance Staff

### 5. Install Wrought Iron Railing & Gate

- 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*

## LICENSED CONTRACTORS AND PERMITS



Under Arizona law, contractors are required to be licensed by the State Registrar of Contractors to perform any contracting work that costs in excess of \$1000.00 or requires a work permit.

Before hiring a contractor, it is advisable to check on whether a license is required for the work you are considering, and whether the person you would like to hire has a license in good standing.

You can call Arizona Registrar of Contractors at **(520) 628-6345** or visit [www.azroc.gov](http://www.azroc.gov).

### 6. AD-HOC COMPLIANCE

Tom Bowes

The latest version of Rules and Regulations have been entered into our managing software. Now that we are able to issue notices, Lilianna will begin sending out violations within the week.

## WE ARE LISTENING

The last Listening Session was held on March 7, 2024 in the office and via Zoom. There were several items brought up during this session and below is a list of topics and some of the responses:

Condition of some sheds

- We will be addressing in the 3<sup>rd</sup> quarter of this year.

Are background checks done on staff, especially those with access to funds?

- Yes, this is being done.

Discussion regarding the deceased owner that was not found for a few months.

- Highly recommended single owners look into SAV's program, TeleCare.

Noise between neighbors

- The walls between the units is not insulated well and you may hear your neighbor at times. Some owners have added insulation to these common walls to help reduce the noise.

Collections on Delinquent accounts

- We currently have a collections attorney that has proven successful in recovering monies due. All costs associated with this process are passed to the delinquent owner.

Damaged CenturyLink Box

- CenturyLink is to be contacted to repair or remove the damaged box.



## WE ARE LISTENING

*Continued*

### Villas West Streets

- Discussion on turning the Villas West streets over to County for maintenance so the Association does not have to pay for the repair. We would have to make sure they are up to County standards first.

### Weed control in the grassy areas

- We are playing catchup. Humberto is spraying the weeds and will pull staff off of zones to try and catch up.

### Can we build a Social Area in a park on property?

- Option to remove a pool and create a space. Suggested we purchase a couple of units and convert to social room. This is something we will look into but not a priority at this time.

### Move the Web Portal Access Button to the front page of the website

- Office will be looking into getting this changed.

It was brought up that people enjoy these Listening Sessions and they are serving the purpose they were intended to therefore these will continue for the first quarter of every year. This time frame allows for the Board Members to attend in person.



## RULE NO. 5 – PARKING AND VEHICLES

Parking and vehicle policies apply to anyone residing in a Unit for any length of time.

### Parking Spaces

- There is **one legally deeded parking space for each villa** and is marked in the parking lot with villa number and unit letter.
- **Owners/Tenants must park in their designated spot - NOT IN A VISITORS SPOT**
- \* **Visitor parking is reserved for persons (includes service providers, caregivers, etc.) who are visiting a resident.**
- \* Vehicles that occupy a visitor parking spot for **more than 48 hours shall be subject to towing** at the vehicle owner's expense.
- Vehicles **shall not overhang or obstruct the sidewalk** and/or extend beyond the parking lines.
- **Residents or visitors shall not park in areas marked with a yellow curb** except for short periods of loading/unloading.
- **Overflow Parking is located on the west side of Paseo Tierra** in the areas marked "Villas West Parking Only." Don't park in a n assigned resident's spot.



## RULE NO. 5 – PARKING AND VEHICLES

Parking and vehicle policies apply to anyone residing in a Unit for any length of time. Visitor parking spaces are available for vehicles of persons visiting a resident.



### Parking Permits

- **Parking stickers or temporary passes are required for all vehicles** (including motorcycles and motorbikes) of persons residing in Villas West (annually, seasonally, and/or temporarily) that are parked within the Association property.
- A Parking Permit Form (available at the office or on the Villas West website ([www.villaswest.org](http://www.villaswest.org)) is required to be completed and turned in to the office **within 72 hours of the start of residency**.
- Parking stickers and parking passes **must be visible from the outside of the vehicle**.
- Parking stickers must be affixed to the **left side of the rear bumper or the left side of the rear windshield**. Temporary passes must be hung from the inside review mirror or prominently displayed on the dash with the serial number clearly visible from outside the vehicle.

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## STAFF LUNCHEON

Lila Szedlus prepared a special lunch for the staff on Tuesday, March 19.



A meal of corned beef, cabbage, potatoes, carrots and cupcakes was enjoyed by all. **Thank you, Lila!**



**SOCIAL EVENTS****Lila Szedlus**

I would like to thank all of you that participated in the many Social Events this year. Stay tuned for next year as more is being planned.

**Coffee Hour - March 7**

It was a very chilly morning however we had a good turn out for donuts, scones, and of course, coffee.

**Villas West Patio Sale - March 9 & 10**

Weather was a major factor is the poor turn out for the recent patio sale. Next year we will plan for only one day for the sale.

**St. Patrick's Day Luncheon**

The day started out with wind and rain and was looking rather dismal. The event was relocated from Penasco Park to the North Pena pool. Shortly after having the 5 roasters of food setup we ha close to 100 people lined up to eat. The sun came out and the wind died down. There was music to enjoy in addition to the lovely spread of food.

**Craft Sale - March 22**

This event runs from 8:00 am until 12:00 pm.

**Spring Fling - April 12**

The Spring Fling will feature a luncheon along with games. The Villas West staff will be invited to join in on the fun.

**Including Staff with Events**

A couple of residents have asked if the staff could join the rest of us when we have the various social events. It appears residents enjoy having the working staff share the food, festivities and conversations. In the future, there will be times when the staff will be able to join us and share the food together.

For St. Paddy's Day, the crew had their own luncheon hosted on March 19th. It was a special meal that I cooked specifically for them as they helped me setup for the St Patrick's Day event.

Thank you all again for joining in as I have really enjoyed doing the events.

~ *Lila Szedlus*

**I'm not old,  
I'm just chronologically gifted.**





## SOCIAL EVENTS

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

We have a small budget for social activities and in order to continue bringing activities, we are asking for donations. There will be a “drop box” at each function 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.

### CRAFT SHOW

March 22nd 8:00 AM — 12:00 PM

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

**Sign up in office required.**

Cost \$ 5.00 for paper ad.



### LUNCH and LEARN

March 28th 11:00 AM

Bring your chair, lunch and beverage .

### YACK AND YARN SOCIAL

April 4th @ 1:00PM

Join us at South Sarta Pool and bring your latest knitting or crocheting project for fun and conversation.





## SOCIAL EVENTS

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



### FUN IN THE SUN

### COFFEE HOUR

**April 4th @ 9:00 AM**

Donuts and Scones will be served.

### SPRING BREAK

**April 12th @ noon**

Join us at Penasco Park for a ham dinner, games and music.

**Sign up in office to receive a ticket for the meal.**



### BOARD GAMES

**April 18th @ 1:00 PM**

Bring your drink and join in for some 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—PANCHO ?

An interview with **Pancho Hernandez, Landscape**  
by Linda Djupstrom

Linda: What was your first job ?

**Pancho:** *I have been working since I was 7 years old. I am the oldest of 7 children and our mom passed away when I was 9 years old. I went to work to help support the family by working in the fields of local farmers.*

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

**Pancho:** *I worked at Quail Creek primarily in landscaping.*

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

**Pancho:** *Trimming and blowing; basic landscaping.*

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

**Pancho:** *First of all I would make sure they speak Spanish and then I would explain but mostly I would show them what I do.*



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

**Pancho:** *My job is very easy, but I would say the pulling of the weeds by hand. Sometimes the weeds refuse to comply making it a little bit of a challenge.*

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

**Pancho:** *I like picking up around the buildings, because I can see how good it looks when I am done.*

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

**Pancho:** *I used to work as a cook at Canoa Ranch, so I am not a bad cook . BUT, I keep it quiet because my wife is a great cook and I prefer her cooking.*

Linda: What brings you joy?

**Pancho:** *Being healthy and having this job!*

**HAVE YOU MET - PANCHO***Continued*

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

**Pancho:** *I have four daughters and 16 grandchildren and 2 great grands and the best compliment I have ever received is my daughters telling me I am the best father and grandfather.*

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

**Pancho:** *I can't think of anything I am "proud" of, but I am grateful I am mostly grateful that my wife's cancer didn't keep growing and she is doing well.*

Linda: What kind of music do you like?

**Pancho:** *Mexican country music.*

Linda: Who has had a great influence on you?

**Pancho:** *My dad who passed away 6 years ago. He never remarried after my mom died. He was a hard worker who loved his family.*

Linda: Do you have any vacations planned?

**Pancho:** *We had plans to go to Rocky Point (beach town), Mexico however we have a special event that is going to be our vacation. Our grandson is getting married in July and we are very excited to go to that!*

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

**Pancho:** *Sweep!*

Linda: What's your favorite season?

**Pancho:** *Summer, I don't like the cold.*

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

**Pancho:** *I have a house in Nogales, Sonora and I love spending time with my wife, just enjoying the quiet.*

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

**Pancho:**

1. *Water*
2. *Food*
3. *My entire family*

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

**Pancho:** *I would go to my father's ranch. It has a beautiful river running through it and it is calm and peaceful.*

**HAVE YOU MET - PANCHO***Continued*

Linda Favorite drink?

**Pancho:** *Hibiscus drink - Jamaica*

Linda: What's your favorite food/meal?

**Pancho:** *A beef stew. But basically, I like anything my wife cooks!*

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

**Pancho:** *In Mexico, it was supposed to be a spaghetti, but it wasn't really and I didn't finish eating it. I have no idea what it was but it was strange spaghetti!*

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

**Pancho:** *I threw a spinning top and it hit my brother in the head and it cracked his head. But I told him it was ok, and I put ground coffee on the cut and it stopped bleeding!*

Linda: What has made you smile recently?

**Pancho:** *Two days ago my grandson was playing ball and he swung to hit the ball but hit and broke his toe instead. He said a swear word. Later, he called and apologized for saying a swear word. That call made me smile.*

Linda: Who or what inspires you?

**Pancho:** *My grandchildren. Hands down.*

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

**Pancho:**

1. *I would like to get to know the rest of my family – it is quite large and scattered. I would love to have them all together.*
2. *Indio Ortega – a famous Mexican singer*
3. *Have a conversation with a doctor and talk about medicine – to be able to pick their brain.*

Linda: What is your favorite word or phrase in Spanish?

**Pancho:** *Ah chingado! ... Loosely translated into English: Oh, darn!*

**LOOKING GOOD**

**My face in the mirror isn't wrinkled or drawn.**

**My villa isn't dirty. The cobwebs are gone.**

**My patio looks lovely and so does my lawn.**

**I think I might never put my glasses back on.**





**LIVING IN VILLAS WEST**

**KUDOS KORNER**

*Praise, admiration recognition given to someone or something resulting from a particular action or achievement.*

Send your KUDOS to [newsletter@villaswest.org](mailto:newsletter@villaswest.org)



***Kudos to the Vilas West Staff !***

Thank you bringing a smile to our faces as each of you are so friendly. A wave and/or a smile brightens our days.

***Kudos to Liliana and Ashden !***

Kudos to “for all the help they gave me.” ~ Dorothy

***Kudos to Humberto !***

Kudos to Humberto for the wonderful job he did with the gravel/rock around my area !

***Kudos to the Office Assistants !***

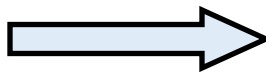
Give my love to your two very able assistants. They are amazing women, too.

***Kudos to the Crew !***

Big thank you to the crew for taking care of my work order request. They got to it quickly and did a wonderful job.

***Kudos to the Crew who Completed the Sidewalk !***

Thank you to the crew who completed the new sidewalk along side the office, next to the Southwest Native Flower Garden. The sidewalk looks great, Guys !



***Kudos to the Board !***

Thank you all members of the Board for your hard work and dedication!

***Kudos to the Office Team !***

Dorothy and Lilliana and team keep up the excellent job you do in making us all feel appreciated loved and taken care of.

***Kudos to the Communication Team !***

Love the weekly emails and newsletter.



**KUDOS KORNER - *Continued***



***Kudos to the Board & Office Staff !***

We commend the Board for all of their hard work and efforts. We can't imagine the hard work, long hours and stress they endure to make our lives better.

Also, a HUGE THANK YOU to Dorothy, office staff – grounds, maintenance and whoever else is responsible for our well-being. The task is equal to managing a small city with many types of (often strong) personalities. This job must be very stressful at times and as a team they are amazing. Kudos to ALL!

***Kudos to Liliana!***

Thank you, Liliana, for always being professional and for being kind and understanding of the homeowner's issues. Your patience is commendable but more importantly, thank you for resolving our issues so quickly. You are a treasure !

***Kudos to the Maker of the Bookmarks !***

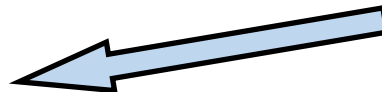
Thank you to whomever made and donated the lovely fabric bookmarks to the Lending Library. Very much appreciated !!!

Send KUDOS to [newsletter@villaswest.org](mailto:newsletter@villaswest.org)

**VILLAS WEST WANDERERS HIKING GROUP**



March 4th hike to Madera Canyon.



**\*\*\* NEXT HIKE: April 7th \*\*\***

**Saguaro East Park**

You must sign up at the office.





## THE OLD SAGUARO CACTUS IN THE WEST DESERT

The old saguaro cactus located in the West Desert fell down. It's location was not far from Villa West so was a popular destination for many to visit. It is estimated it was over 200 years old.



*Thank you Sylvia Sax for the suggestion of featuring the cactus and for providing the pictures.*





## THE OLD SAGUARO CACTUS - Continued

### Saguaro

Pronounced: suh·waa·row

The saguaro is the largest cactus in the United States. Most of the saguaros roots are only 4-6 inches deep and radiate out as far from the plant as it is tall. There is one deep root, or tap root that extends down into the ground more than 2 feet. A saguaro can construct temporary roots within 8 hours of a major rain to gather as much moisture as possible.

Studies indicate that a saguaro grows between 1 and 1.5 inches in the first eight years of its life. As a saguaro begins to age, growth rates vary depending on climate, precipitation and location. Branches normally begin to appear when a saguaro reaches 50 to 70 years of age. In areas of lower precipitation, it may take up to 100 years before arms appear. Arms are important to them because they store extra water. When rain is plentiful and the saguaro is fully hydrated it can weigh between 3200-4800 pounds.



Villas West Wanderers visited the cactus on January 1st, 2024  
~ photo from Lou Kifer

When a saguaro reaches 35 years of age it begins to produce flowers. Though normally found at the terminal end of the main trunk and arms, flowers may also occur down the sides of the plant. Flowers will continue to be produced throughout a saguaro's lifetime.

An adult saguaro is generally considered to be about 125 years of age. It may weigh 6 tons or more and be as tall as 50 feet. The average life span of a saguaro is probably 150 - 175 years of age. However, biologists believe that some plants may live over 200 years.

The saguaro is not currently listed as threatened or endangered. Arizona has strict regulations about the harvesting, collection or destruction of this species.

*Source: National Park Service website (nps.gov), Arizona Highways (Arizona Department of Highways) and Arizona Sonora Desert Museum's Saguaro Fun Facts*

**My grandson asked me why my knees creak when I walk.**

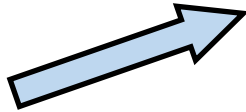
**I told him it's just my bones applauding me for getting up.**

## HEADING HOME CHECKLIST

There is a checklist available for those snowbirds that will be soon heading home.

You can pick up a copy at the office, or view or download from website.

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



This is a snapshot of the checklist.

### Heading Home Checklist

- Change mailing address with office. The Owner Contact Update Form can be downloaded from the website (<https://villaswest.org/forms>) or picked up at the office.
- Make sure the Office has a key to your villa for emergency use.
- Request the water be turned off when you leave. We need a 3-business day notice (email, letter or using the website Portal). The work order can be downloaded from the website (<https://villaswest.org/forms>) and submitted using the portal on the website: <https://villaswest.org/portal-instructions> or dropped off at the office.
- Ask someone to be a caretaker to check your unit during your absence. Set your thermostat to a reasonable temperature or turned off to avoid high utility costs over the summer.
- Make sure to close &/or cover all drains to avoid pest issues.
- Make sure your patio landscaping is trimmed away from all structures.
- If you are leaving a vehicle, make sure it is parked in your assigned space. Another option is obtain Office approval to park in one of the overflow spaces on Tierra.
- All vehicles must have a parking permit visible. The permit must be visible on the back rear bumper or rear window of the vehicle. The Parking Permit form is available on the website (<https://villaswest.org/forms>) or picked up at the office.

## 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.



## NEWSLETTER SUBSCRIPTION

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

Email [newsletter@villaswest.org](mailto: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>



## **SNAKE & GILA MONSTER REMOVAL**

Green Valley Fire Department can help you deal with snakes & Gila Monsters in a humane and rational way.

If you see a snake and are concerned, call (520) 629-9200

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

**November 2024**

**April 2025**

Contact Linda: [sweeneylinda8@gmail.com](mailto:sweeneylinda8@gmail.com)



## **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 can be download from the website (<https://villaswest.org/forms>) or pick up a copy of form from the office.

## YOU HAVE A RESPONSIBILITY TO KEEP YOURSELF INFORMED

Suggest you become more familiar with Villas West by doing the following:

### 1. Attend meetings

- If you don't attend meetings, at a minimum read the monthly meeting minutes. Ask questions if you don't understand.

### 2. Rules and Regulations & By-Laws

- Obtain a copy of the rules and by-laws from the website or office and read them. <https://villaswest.org/governing-documents>. These are guidelines the HOA Board must follow.

### 3. Covenants, Conditions & Restrictions (CCRs)

- Get a copy of the CCRs from the website or pick up a copy at the office. These are the rules all property owners must follow. <https://villaswest.org/governing-documents>

## FLUSHABLE WIPES CLOG PIPES

Sewer systems and treatment plants were **not** designed to handle disposable wipes.

**Don't flush them! Put them in the trash!**

**Flushable" wipes don't break down — they clog sewer pipes and equipment.**

- Wipes may be labeled "flushable," but they don't break down in the system. Flushing them is like flushing a handkerchief or other item made of cloth.
- Our sewer systems were not designed to handle wipes. They gum up the system, clog pipes and pumps, and cost Villas West money in additional maintenance costs.
- If you must use wipes, put them in the trash, not the toilet!
- Many Villas West homeowners have experienced plumbing problems because of wipes, so do not flush them.





## 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.







## 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.

I was showing my grandson a photo of his great-grandparents, and after I asked him if I looked like them, he looked me square in the face and said, "Not yet, you don't."

## 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.

***Thank you, Lou Kifer, for this new Memorial Fence.***





# 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 Penansco.

This is an example of an engraved plaque.



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

Plaque measures 3" x 3-1/2"

**Your Name:** \_\_\_\_\_

**Email:** \_\_\_\_\_

**Phone:** \_\_\_\_\_

**Information you want on your plaque:**

**Image desired:**

Drop off completed form to the office or email [admin@villaswest.org](mailto:admin@villaswest.org)

Date paid: \_\_\_\_\_



**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>
<b>BENEDICT LOCK SERVICE</b>	Locksmith Services	<b>(520) 481-5801</b>

**SERVICES: ELECTRICIANS**

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

<b>Green Valley Plumbing</b> (520) 625-8976 www.greenvalleyplumbingaz.com	<b>Sahuarita Plumbing LLC</b> (520) 780-4507 www.sahuaritaplumbing.com	<b>Valentine Plumbing</b> (520) 444-9359 www.valentineplumbingaz.com
<b>Swanson Plumbing</b> (520) 399-6290 https://plumbinggreenvalley.com/	<b>Oscar’s Heating &amp; Cooling</b> (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	<b>Linda Djupstrom</b>	
Treasurer	<b>Tom Bowes</b>	Documents & Communications and Budget & Finance
Vice President	<b>Ray Harries</b>	Maintenance & Grounds
Secretary	<b>Tim Schaid</b>	Architectural
Member at Large	<b>Lila Szedlus</b>	Social Events

Use this email address to contact a Board member: [board@villaswest.org](mailto:board@villaswest.org)

## VILLAS WEST OFFICE

**Dorothy Gates**

General Manager

**Liliana Ortega**

Assistant Manager

[am@villaswest.org](mailto:am@villaswest.org)

**Ashden Armstrong**

Administrative Assistant

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

**8:00 - 4:00 pm**

Schedule an appointment if you need to see Dorothy

**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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