



Green Valley Villas West Condominium Assoc.
460 South Paseo Quinta
Green Valley, Arizona 85614
(520)393-7891, www.villaswest.org

Association Amenities and Responsibilities

The Association provides the following amenities as part of the dues for owners:

Common Area Landscaping	Social Gatherings (may require fees)
Common Laundries	Streets
Parks	Trash pick-up (twice weekly)
Pools	Water and Sewer Service

The Association is responsible for the maintenance, repair, or replacement of the following items for each unit:

Electrical - Exterior Disconnect	In-Ground Garbage Can
Electrical - Wiring to Exterior Disconnect	Insulation
Exterior Gas Lines	Original Entry Doors and Screen doors
Exterior Hose Bibs	Patio Walls (excluding interior surface)
Exterior Paint (exc. patio/porch slab, doors)	Pipes between perimeter wall and drywall
Exterior Pest Control	Roofs
Exterior Sewer Lines	Sewer Lines - Exterior
Exterior Water Lines	Water Heater
Heating and Cooling Units	
Termite/dry rot detection, treatment, and repair (excluding drywall, sheds, and porches)	
Interior Damage (<u>IF</u> covered by Association Insurance)	

The following unit items are excluded from Association Responsibilities:

Any improvement, addition or alteration made to the unit from its original construction.
Concrete doorsteps, stoops, patios, and porches
Door hardware
Drywall
Electrical outlets

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Adopted: January 17, 2024

Effective Date: February 12, 2024

Electrical wiring from patio outlet box to the unit
Finished surfaces of walls, floors, and ceilings
Fireplaces/Hearths and chimney flues
HVAC ductwork
Interior Unit Damage (NOT covered by Association Insurance)
Interior gas lines
Interior fixtures (ceiling fans, faucets, bathroom fans, sinks)
Interior pest control
Interior plumbing (any plumbing that serves only one unit, e.g. faucets, sinks, tubs, drains)
Interior surface of patio walls
Light fixtures on patio/porch
Railings/Sheds/Gates
Sewer lines – interior obstructions
Skylights
Termite/dry rot detection, treatment, and repair (drywall, sheds, porches)
Windows (including glass, sill, trim, screens, hardware)

For information on any component not listed above, please contact gm@villaswest.org.