

January 6, 2023

Happy New Year to you all!!

We have finally had a few days with no rain and good weather, so our roofing company has been out trying to make up for lost time due to holidays and weather. They currently are working on 263 Quinta then will be moving onto 221 Tierra this weekend. Let's hope that the weather holds for a while so we can get these roofs finished! The roofs scheduled for next week are:

328 Sarta 274 Quinta 415 Sarta 345 Sarta

I forgot to add a notification in my update last week. A homeowner reported that her and her daughter's laundry was stolen from the washers at the North Pena laundry. This person had timed the laundry so that she would be there to move the clothes from the washer to the dryer, but they were gone. This is very disturbing to me as I cannot fathom why someone would steal someone else's clothing. Please keep an eye out for unusual activity around the laundries and please report anything unusual. We finally closed out 2022 and I am looking forward to big things happening this year...good things!

In 2022 we replaced 12 roofs, painted 16 buildings, and replaced 18 HVAC systems. This year we are looking at 10 more roofs after the storm damaged ones are completed, painting of 20 buildings and replacing 35 HVAC systems that were not damaged by hail. We are also looking into refurbishing two pools and removing some of the danger trees and trimming others. We will be setting aside some funds to refurbish the shuffleboards and do some gas line work.

This is a big list of projects to schedule, and I will be working with our team and the Board to plan out these projects. Marcos will be a big part in planning these projects and will be instrumental in scheduling this work. We are looking into getting Marcos trained as a drone pilot so that we can utilize this technology to do some property inspections along with checking the status of work being done.

We will be keeping the landscape and painting in house with the hopes that things will be maintained as they should be. Our team takes great pride in their work, and it shows in the projects they complete.

The ground crew will be working in their zones and Humberto will be removing mistletoe from trees as they go along. Unfortunately, some trees will need to be removed due to the fungus to prevent more spread. Let me assure you that we will do whatever we can to save the trees.

There have been a couple of changes in fees charged this year. Bulk pickup will cost \$5-\$15 depending on the items being discarded. We are charged by weight at the landfill and the larger items cost more and take up a lot of room in our trailer so these items will cost more.

The Board passed a resolution to increase the amount charged for the painting of sheds. The charge will be at market price as the cost of labor and paint has increased. Owners still have the option to paint their own sheds at their cost. Keep in mind that there are rules on the paint colors and these rules must be followed. Once I have a schedule worked up, we will notify the owners. It will be their responsibility to notify us if they plan to paint their additions and wrought iron, otherwise our crew will paint, and we will charge the owner.

Lila, our Social Director was in and has several things scheduled for this season. I am hoping to get a flyer out so that everyone can plan to attend. Below is a few dates to mark down:

January 12<sup>th</sup> Coffee in The Park      January 24<sup>th</sup> Bingo in the Park

Lee has also planned a couple of activities and is inviting the homeowners to attend. January 11<sup>th</sup> she will host a "Knitting and Crocheting" social. Bring your project and chair and join others as you work on your latest masterpiece. On January 18<sup>th</sup> will be "Board Games" in the Park. This was a wonderful activity that brought in many residents last year.

**Don't forget...Our next Board meeting will be Wednesday, January 11th at Friends in Deed. I will once again, try to ZOOM in those who are not here locally.**

Lou led our first hike/walk on January 1<sup>st</sup> and plans to continue these treks through the desert. She also is planning to do some work on the grounds and will be looking for volunteers. Please see the message below from Lou:

I'm developing a grounds committee to work on a few projects planned for this year. By "year" I mean

for the next 4 months when the weather is at its best and so many owners are here during this time. I could use 6 committee members who will be approved by the board and any volunteers to work on these projects. The projects are painting the utility stations. It's merely refreshing them. We are restricted by the company to certain colors. They cannot be decorated. Another project is assessing the bench placement throughout Villas West. This entails walking up and down the streets and noting where the benches are placed and finding a better position for use and incorporating a view. Some are literally looking within feet of the side of a car when, repositioned, the view could be of space and the mountains. Also, we will start a plan for more cactus gardens. Please give your name and contact number to Liliana in writing so I will get this from the office.

*Villas West Wanders are planning another hike Saturday Jan 21. This hike is from Tubac to Tumacacori on the DeAnza trail. It is 4 to 4.5 miles. We would park in Tubac, and the park has a shuttle to return us to our cars. We will leave here at 7:15. Consider this easy fun hike for this date and I will keep you informed with any more info closer to this date. My email is [loukiferalaska@yahoo.com](mailto:loukiferalaska@yahoo.com) if you want to communicate with me. Our monthly hike will be Feb 4th. More info on this when closer to that date.*

*Thanks for all your support! Together we are developing a community and Villas West will be known as a great place to live..... Lou.*

Lou also came across another activity for our residents---Please see below for more information. I will be working on a flyer next week to include details. I am really excited to see more social things going on...it is a great way to meet your neighbors and bring back that community feeling.

**As usual, I must send out a couple of reminders:**

ALL pets (cats and dogs) must be on a leash under the owner's control at all times. This means that cats cannot be let out the door to roam the neighborhood and use other patios as their personal litter box. Even though your dog is trained, do you know what they will do if another person or animal is walking near them? We unfortunately had a lady "attacked" by a dog not leashed. This is not only our rule but Pima County Law!

Owners are responsible to clean up after their pets. This also includes your patios and back porches. Owners,

please be responsible “pet parents” and wrap up the “gifts” your pets leave behind and discard them as they should be. It is not fair to expect our staff or others to clean up after your pet.

I am looking forward to this year and all the projects going on. This is an exciting time to live in Villas West and I hope we can all work together to make Villas West the best place to live in Green Valley.

Have a great weekend all!

Dorothy

We had a system update where I can add occupants to our email alerts---I hope this works to get information out to our

I apologize if you receive this email in error.