

July 14, 2022

Happy Thursday All!

I am sorry I did not get the update out last week. I was a bit under the weather and was home trying to fight "the bug." Lilibiana definitely is my right hand as she handled everything perfectly during my absence.

Speaking of Lilibiana, July 7<sup>th</sup> marked her 2-year anniversary with the Villas, and we are so lucky we get to call her ours. If you get a chance, stop in, and thank her for all she does for us here at Villas West.

So far, the monsoon has skipped right over us and has not blessed us with any rain. We sure could use a slow steady rain about now.

Valentine Plumbing was out and replaced several feet of sewer line and installed a new clean-out at 91 Quinta. The crew will be working on getting the ditch covered and landscaping the area, until then, please use caution in the area.

Our team will be digging in the area of 472 Quinta to remove some oleanders that are causing some issues with the sewer in that building.

The North Pena pool remains closed due to repairs. The paint needed for the pool is on back-order, so our hands are tied on this one. The concrete work being done is a perfect match to the existing texture. Carlos and all the guys are working very hard to make this deck and pool look brand new. I ask for your patience for a bit longer until we finish up this large task and if you get a moment, stop by, and thank the crew for the awesome work they are doing!

Painting of the buildings is moving right along. They are currently Quinta. 386 and 356 will be painted next week. Once they finish this group, we will only have four more buildings, 328, 316, 147 and 91 Quinta. These will start on August 1, and it will complete our list for this year.

I have once again had a complaint regarding alcoholic beverages in the South Pena pool. I have ordered some cameras and will be getting them installed next week. We will lock one gate at 2:30pm each day so everyone will have access through one gate. Hopefully, we will be able to find the person responsible for the drinking and eating in the pool area.

We will be terminating our contract with Santa Rita Landscaping effective July 31. I am looking at hiring back a few of the past crew members to create our own crew again. Humberto will be leading the team and working with them to build our landscape back up; we will continue to call Marcos in for the larger jobs. I am looking forward to once

again having a crew that will take pride in their work and become part of the community we have here.

I have received many requests for an update on JD. I unfortunately have not received any new information; the file is still with the Attorney General's office awaiting review. We did receive \$100,000 from the insurance claim we filed. We were all hoping for much more but unfortunately this incident did not fall under any areas of coverage except for employee theft. We were all hoping to recoup more of the money lost but something is better than nothing...

Some food for thought:

- The current cost for an HVAC is \$6100 and we have 477 units that are 15+ years.
- Current cost for a roof replacement is \$18,500. We currently have 35 buildings that the roofs are 20+ years.
- The cost to replace a water heater is \$1200. We currently have 408 units that are 20+ years old.

We are in the position of trying to catch up for the many years of placing Band-Aids on things and deferred maintenance. It is going to take some time and the funds to catch everything up, but I know it can be done so that is the direction we will move come budget time this year.

I wish you all a cool and wonderful weekend!

Dorothy