

GREEN VALLEY VILLAS WEST

Condominium Association
PO Box 120
Green Valley, AZ 85622

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APRIL
2018

NEWS AND VIEWS

Green Valley
VILLAS WEST

Condominium Association
PO Box 120, Green Valley, AZ 85622
(520) 393-7891 fax (520) 393-7893

email: villas-west@qwestoffice.net
Web site: www.villaswest.org

Villas West News and Views is the official document of the Board of Directors of Green Valley Villas West Condominium Association and all published information herein constitutes notification to all members. The Board of Directors reserve the right to edit all submitted material. 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 printed in the Green Valley Villas West Newsletter.

2017 BOARD OF DIRECTORS

| <u>Office</u> | <u>Committee</u> |
|--|--------------------------------|
| <i>Paul Vitale President</i> | <i>Architectural</i> |
| <i>Andy Szedlus Vice President</i> | <i>Maintenance</i> |
| <i>Cheryl Ross Secretary</i> | <i>Grounds</i> |
| <i>Marlene Becker Treasurer</i> | <i>Budget/Finance</i> |
| <i>Lila Szedlus Director</i> | <i>Social Events/Documents</i> |

Villas West Management Office

Mail Address:

PO Box 120
 Green Valley, AZ 85622

Location: 460 S. Paseo Quinta

Phone: (520) 393-7891

Fax: (520) 393-7893

After hours emergency* (520) 256-5779

Office Hours: 8am-12pm & 1pm-4pm Mon.-Fri.

Email address: villas-west@qwestoffice.net

Web site: www.villaswest.org

General Manager: Cathy Russell

Email address: manager.villas-west@qwestoffice.net

Administrative Assistant: Nina Gallego

Office Manager / Bookkeeper: Dorothy Gates

Email address: dorothy.villas-west@qwestoffice.net

*Emergencies include: heating, cooling and exterior sewer line problems. However, we cannot respond after dark or during inclement weather. After hours emergency service is NOT available for turning on water and lighting hot water heaters.

LOCAL SERVICES

Telephone

Cox
 (520) 884-0133

Century Link
 1 (800) 491-0118



Electric

Tucson Electric Power
 (520) 623-7711
 (800) 328-8853
 (520) 623-3451 EMERGENCY



Gas

Southwest Gas Company
 (877) 860-6020
 (520) 746-1076 EMERGENCY



Cable TV

Cox
 (520) 884-0133
 (888) 751-9138



Waste

Republic
 If no pickup: (520) 745-8820



Mail

Green Valley Main Post Office
 50 E. Continental Road
 Green Valley, AZ 85622
 (520) 625-4221



Snake Removal

(520) 629-9200

President's Message

By: Paul Vitale



I want to thank all of our residents and homeowners who attended our April Board meeting and I must apologize for the lack of seats that were available for our attendees. We had a great turnout and received a lot of important and positive feedback that is needed and so valuable for the success of Villas West. We need owners to remain active to ensure the continued success of our wonderful community. The Board is determined to keep all of our residents as informed as possible through our Newsletters, meetings and visits to the office.

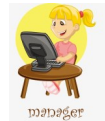
Our April meeting was a very important one because we had our new property manager Cathy Russell attend her 1st meeting and she jumped in with both feet and didn't miss a step. She is determined to improve our Villas and with her experience and expertise and "can do" attitude I'm confident she will. The Villas West Board with Jim Becker as acting Manager through much effort and work are well on their way to getting our Reserve Study underway. There has been much improvement on our immediate problems of Roof leaks, gas leaks and sewerage problems.

Check our new website which is now being done in-house by our new property manager Cathy Russell and all of the information and news will be up to date as she has promised.

The governance and leadership of Villas West Homeowners Association is the responsibility of its Board of directors, Property Manager and residents. This leadership is executed through a Board of Directors and a set of standing Committees composed of individuals who live here and who are representative of our community. We welcome any help on our committees and hope to get many new volunteers. The effectiveness of our governance is directly related to the commitment of these individuals.

From the Desk of the General Manager

By: Cathy Russell



First of all I want to thank Jim Becker for all of his expertise and help during my transition here at Villas West. Jim's dedication to this community is truly an asset, He has put a lot of care into keeping Villas West moving in a positive direction and my goal as your new manager is to keep this momentum going.

The new website is up and running, we are asking as many owners as possible to utilize it to the fullest as it will be managed in house with all the updates necessary to keep all informed. As mentioned at the April 10th Board meeting it is very costly to mail newsletters so they will always be updated and available on line with availability to pick up a copy in the office if needed. Please check it periodically over the summer as updates will be posted as our projects are completed.

Mail Center Survey: We will be doing a survey on whether Villas West will be converting the postal routes into centralized mail box clusters with the exception of those who are not able to walk the distance (will continue to get mail delivered to unit). The survey is in this newsletter and also available on line. Please take the time to fill it out and get back to our office or you may email or fax it back as we need this by June 1st, 2018 to determine whether we move forward or not.

Our Spring and Summer Projects:

- Clean Building Roof's and Document Condition of each Roof.
- Clean Water Heater closets
- Clean and Repair Utility sheds.
- Update swimming pools with automated control systems.
- Complete the trip hazard repair project.
- Complete a sewer preventive maintenance project.
- Complete a Reserve Study.
- Initiate Gas Line Audit thru SWG.

As the warmer weather creeps in - a gentle reminder of the reptiles coming out of hibernation. Please be aware of your surroundings as they are already coming out. Stay hydrated, the desert heat is brutal so always carry water.

Grounds Committee
By Cheryl Ross



Spring is here at Villas West!

The desert is in bloom and makes your walks thru the Villas very pleasant. Our landscaping crew works very hard to add to the beauty of our Villas. Spring planting is completed and the next planting will be in November, weather permitting.

Owners may fill out a grounds request if you have a suggestion for a planting or plant removal or rock placement in the common areas. These suggestions are reviewed and considered for approval or denial. Please remember NO homeowner may plant, transplant, cut, or trim any bush, tree, or cactus in any common area, this is the sole responsibility of the landscaping crew.

Treasurer's Report
By Marlene Becker



Operating Fund cash received year to date through February 2018 was \$280,708 with expenditures of \$208,946 for an increase of \$71,762 which was better than budget by \$22,645. After a contribution of \$49,924 to the Reserve Fund the net addition to the Operating Fund is \$21,838.

The Reserve Fund was reduced by \$36,729 after the contribution and expenses. Expenses included \$40,524 for new roofs and \$25,500 for HVACs. Fixed Assets remained at \$575,054.

Cash Balances at February 28, 2018 were:

Operating Fund Cash - \$86,611
Reserve Fund Investments in CD's - \$1,999,394
Reserve Fund Cash - \$34,672

Maintenance Report
By Andy Szedlus



Roofs leaks at Villas West is a serious and on going maintenance issue due to the 188 individual buildings we have. Cathy Russell our new manager has reviewed roof contracts that have outstanding warranties and is working with the responsible contractors to get these up to date. She is scheduling warranty work with contractors for roof repairs.

The board has approved a contract with "Leslie's Pools" to install an automatic system at the North Sarta Pool to monitor water conditions and add chemicals as needed. Leslie's offers a "pool school" that we plan to take advantage of. This "school" will teach our tech's how to better care for our pools resulting in less down time with the pools.

We are asking our paint crew to work on inside water damage repairs, roof cleaning and minor roof repairs. With their help we expect repairs to be completed within the next couple of months.

We had our plumbing contractor out to evaluate our sewer lines and found that there is too much distance between clean-outs therefore we will be installing clean outs at locations to allow access.

The board has approved a new contract for trash removal and the yearly savings are significant. Titan Trash will be starting their service on June 1. Pickup days will remain the same, Monday and Thursdays.



Motions passed at the April 10, 2018 Board Meeting

- **The purchase of the CT2000 automated chemical system for N Sarta pool with a purchase price of \$3000.10**
- **American Family Insurance policy was renewed**
- **Titan Trash proposal was approved and they will begin service on June 1, 2018**
- **A reserve study was approved at a cost of \$6,000.00**

Owner Input

We had a lot of owner input at the last Board meeting. This included general statements regarding the grounds and maintenance response to issues.

There were a few issues that were brought to attention.

- **Cathy Russell, General Manager will be looking into some options other than the annual re-seeding of the green areas that require less maintenance and water**
- **We would like owner input regarding the Neighborhood boxes that the Post Office would like to install. We have included a survey on page 8. We ask you to take a few minutes to complete and return to our office.**
- **For those individuals who requested a balance of the “liquid” assets, please pay attention to the Treasurer’s report in this newsletter.**
- **All owner input is recorded and in the future we will be providing updates so that you as an owner know that we are addressing the issues brought to our attention.**
- **One owner requested a consolidated list of roof condition for each building. This will be included in the Reserve Study. The office maintains a list of all HVAC, roof, water heater and gas line installations which is helpful in the planning replacements or required warranty work.**



Goodbyes
are not forever,
are not the end;
it simply means
I'll miss you
until we meet again.

QUOTED E A R Y . N E

MANY OF YOU WILL BE CLOSING YOUR VILLA SHORTLY AND HEAD FOR COOLER WEATHER FOR THE SUMMER. WE HAVE PREPARED A SHORT CHECKLIST OF ITEMS YOU MAY THINK ABOUT BEFORE STARTING YOUR JOURNEY.

- **CHANGE MAILING ADDRESS/ AND CONTACT INFORMATION WITH THE OFFICE**
- **MAKE SURE THE OFFICE HAS A KEY TO YOUR UNIT FOR EMERGENCY USE**
- **REQUEST YOUR WATER BE TURNED OFF. REMEMBER THAT THE OFFICE REQUIRES 3 BUSINESS DAYS FOR WATER ON SERVICE.**
- **SET YOUR THERMOSTAT AT A REASONABLE TEMPERATURE OR OFF TO AVOID HIGH UTILITY COSTS THIS SUMMER.**
- **MAKE SURE ALL DRAINS ARE CLOSED TO AVOID ANY PEST ISSUES**
- **MAKE SURE THAT ALL PATIO LANDSCAPING IS TRIMMED BACK FROM ALL STRUCTURES.**
- **IF YOU ARE LEAVING A VEHICLE HERE, PLEASE INSURE THAT IT IS EITHER PARKED IN YOUR SPACE OR IN OUR OVER-FLOW ON TIERRA. ALL VEHICLES MUST HAVE A PARKING PERMIT VISIBLE. IF YOU DO NOT HAVE A PERMIT, COME BY THE OFFICE TO OBTAIN ONE.**
- **PLACE A ROCK ON YOUR TRASH CAN LID TO SIGNAL THE TRASH COMPANY TO NOT PICK UP.**

Architectural Committee By Paul Vitale



All ten architectural requests were approved at the April 10, 2018 Board Meeting

Please keep in mind that all water heaters, HVAC systems, roofs, utility closets and grounds beyond your patio walls is property of the association.

Due to liability, all roofs are off limits to homeowners and contractors unless one of our techs are with the individual, this includes patio roofs.

Social Committee By Lila Szedlus



We had our annual St Patrick's Day celebration on March 17, 2018. There were about 225 people in attendance enjoying corn beef & cabbage, potatoes, onions and carrots. There was good Irish music to listen too played by Bruce and lots of green beer to drink.

March 24 th we had the Villa West annual Patio Sale.

On April 12th we had our last coffee hour until October. There were approximately 65 in attendance. Cathy Russell, General Manager was also in attendance to meet with homeowners.

COMING EVENTS FOR 2018

| | |
|--------------------------------|---|
| October 11th | Fun in the Sun |
| TBA date | Oktoberfest |
| Nov. 8th | Fun in the sun |
| Nov. 15th | Christmas Decoration of Patios Contest |
| TBA DATE | Fall Patio Sale |
| Dec. 15th | 3 rd Annual Christmas Party (RSVP's will go out in the October newsletter) |

We will be posting all Events on the Web site

VILLAS WEST CONDOMINIUM ASSOCIATION
APRIL 2018 NEWSLETTER

Hello Villas West Homeowners and Residents,

I would like to take this opportunity to thank all of you for the support you have given me over the past eight months. Also, a huge thanks goes to the office crew and all of the maintenance and landscape employees for helping get a lot of things done. I believe we made huge progress in a lot of areas even with microbursts downing trees everywhere and winter rainstorms that created a lot of issues, but there is still a lot to do. Moving forward I feel very comfortable turning the reigns over to Cathy Russell, please continue to give her your support as she continues to help Villas West improve and move forward.

I will still be available for consulting for several weeks, and I will be working on some special projects such as a Reserve Study and Administrative Procedures.

I hope you all have a Great Summer.

Thank you, Jim



PLEASE JOIN US IN THANKING JIM BECKER FOR HIS DEDICATION TO VILLAS WEST AND HIS ACCEPTANCE OF THE POSITION OF INTERIM GENERAL MANAGER DURING OUR TIME OF NEED

JIM HAS SPENT TIME WITH CATHY TRAINING ON POLICIES AND PROCEDURES, RULES AND REGULATIONS AND REVIEWING BUDGETS AND FINANCIALS.

JIM BECKER HAS WORKED TIRELESSLY TO ENSURE THAT VILLAS WEST BEST INTERESTS WERE SERVED DAILY AND WE THANK HIM FOR THIS DEDICATION.

Thank You!

Green Valley Villas West Survey

Proposed by the Post Office to install Mail Box Centers similar to the below picture at strategic locations within Villas West..

Any Resident physically unable to walk to Mail Box Center you can still have Door Service with a letter from your physician.

Once we agree to accept the boxes, there will be NO door mail delivery unless medically required.

Each resident will be responsible for their Mail Box key. Villas West HOA will not be able to replace keys, the Postal Service would be responsible.



I am **IN FAVOR** of Mail Box Center



I am **OPPOSED** to the Mail Box Center

Please return to Villas West Management Office by June 1st, 2018

We will accept surveys via Hand Delivery, Email or Fax (520) 393-7893

Villa Address:

ONLY ONE SURVEY PER VILLA WILL BE ACCEPTED



**VILLAS WEST CONDOMINIUM ASSOCIATION
APRIL 2018 NEWSLETTER**

**VILLAS WEST CONDOMINIUM ASSOCIATION
APRIL 2018 NEWSLETTER**

WELCOME NEW HOMEOWNERS

MARCH 2018

DEBORAH MINCKS 415 B PENA

RANCHO MURIETA, CA

JOSEPH & SHEILA GALLAGHER 233 D PENA

SOLDOTINA, AK



2018
BOARD MEETINGS

BOARD MEETINGS
ARE
HELD AT GREEN VALLEY
MALL SUITE#13—9:30 AM



OCTOBER 9
NOVEMBER 13

OFFICE WILL BE
CLOSED DURING THE MEETING

FRIENDLY REMINDER

There are "quiet hours" set for the residence of Villas West. Those hours are from 10:00PM to 7:00AM. Please show respect for your neighbors with excessive noise during these hours.



We have unfortunately been informed of two incidents where items were removed from homes.

The victims have filed police reports, and hopefully the culprits will be found soon.

Please be aware of your surroundings and keep an eye out for your neighbors. Lock your unit anytime you are away and report any suspicious activity to the authorities.



FRIENDLY REMINDER

IT IS THAT TIME OF YEAR WHERE MANY OF OUR HIBERNATING CRITTERS LIKE TO COME AROUND.

PLEASE DO NOT "PROP" OPEN BATHROOM DOORS IN THE POOLS. THIS HELPS PREVENT UNWANTED "FRIENDS" FROM JOINING YOU.

ALSO, PLEASE INSURE THAT THE POOL GATE LOCKS BEHIND YOU TO PREVENT



Several sidewalks have been marked (with yellow paint) as trip hazards. Our staff will continue to work on grinding down or replacing concrete in these areas.

Please be careful to avoid any trips or falls. We would appreciate any reports on trip hazards if they are not already marked.

The Bulletin Board



REMEMBER VILLAS WEST PROPERTY HAS A SPEED LIMIT OF 15MPH. THIS IS FOR YOUR SAFETY AS WELL AS OTHERS.

BICYCLES



Bicycles shall not be used on sidewalks other than for ingress and egress to an owners /renters villa and shall only be parked or stored within a villa or on a patio or rear porch, not on common areas.

DOG OWNER REMINDER

CC&R'S ARTICLE 4.7(d):



REQUIRED USE OF LEASH AND CLEAN UP.

ALL dogs and cats shall be restrained on a hand held leash when outside a Unit. This is an Arizona Law, and all dogs and cats shall be directly under the Unit Owners/Renters control at ALL times. An owner/renter must clean up after his/her pet and dispose of droppings, bagged, in your trash receptacle.

Also, the green area around the pools are NOT designated areas for dogs to use. There are several green areas that are open for dogs to use. Please DO NOT attach your dog via a long leash on a post on the back patio and leave unattended. This is not allowed, as you do not have complete control of the animal.

We are a close knit community and excessive barking of dogs is offensive, please try to keep the barking down to avoid unhappy neighbors.

PARKING



Residents shall use only the parking space legally deeded to the villa unless permission has been granted to use another spot. All vehicles parked within the Villas MUST have a permit affixed on the rear window or bumper, Permits are available at no charge from the Villas West office.. Also, please do not park over the sidewalk, oversized vehicles please obtain authorization from the office. Also, all vehicles parked on Villas West property must be operable and have current registration.

No Pets Allowed!!

Please do not bring your pets to the pools. The only time a pet is allowed in the pool area is if it is a Certified Service Dog in which case the office will need record of this. Dogs swimming is a violation of Pima County Health Code and can cause us to lose our pool license.



Please remember per our CC&R's, units cannot be rented for less than 30 days and at least one occupant must be 55 years of age.





ARBOR DAY

APRIL 27, 2018



MOTHER'S DAY

MAY 13, 2018



**MEMORIAL DAY
OFFICE CLOSED**

MAY 28, 2018



FLAG DAY

JUNE 14, 2018



FATHER'S DAY

JUNE 17, 2018



FIRST DAY OF SUMMER

JUNE 21, 2018



**FOURTH OF JULY
OFFICE CLOSED**

JULY 4, 2018

Classified Advertising

CLASSIFIEDS

| NEWSLETTER AD PRICE | WEB PAGE PRICE | PRICE FOR BOTH |
|-----------------------|-----------------------|----------------|
| BUSINESS CARD \$10.00 | BUSINESS CARD \$15.00 | \$25.00 |
| QUARTER PAGE \$15.00 | QUARTER PAGE \$20.00 | \$35.00 |
| HALF PAGE \$20.00 | HALF PAGE \$25.00 | \$45.00 |
| FULL PAGE \$30.00 | FULL PAGE \$35.00 | \$65.00 |

PRICES FOR NEWSLETTERS ARE PER ISSUE—WEB POSTING ARE PER MONTH
 IF YOU WOULD LIKE TO RENEW FOR WEB POSTING EACH MONTH , PLEASE NOTIFY THE
 OFFICE BY THE 5TH OF EACH MONTH OR THE AD WILL BE TAKEN OFF THE WEB.

RENTALS

**PLEASE CALL OWNER FOR PRICING AND
 PET POLICY FOR THE FOLLOWING
 EXCEPTIONAL VILLAS AVAILABLE FOR
 SIX MONTH TO ONE YEAR LEASE.**

Shown by appointment only. 360-320-3624

HUGE MOUNTAIN VIEW!

Beautifully furnished 2 bedroom, 1 bath. Upgraded throughout with a fully equipped kitchen, laundry, queen sleep number bed, new sofa sleeper, large patio with gas grill. Easy walk to green valley village, banking and dining. GVR access. Wheel chair access both front and back.

COMPLETELY UPDATED COMPLETELY UPDATED!

1 bedroom, 1 bath with **upscale furnishings** including queen size bed, lazy boy sofa sleeper with air mattress, fully equipped kitchen, upgraded bath, extra-large patio with grill. GVR access and wheel chair access.

FOR SALE

Available for purchase from the office:

1-Aluminum Screen Door
 Price is \$75.00.

Keep in mind that you will have the responsibility of installation and maintenance.

