

APRIL
2019

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

Website: 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.

2019 BOARD OF DIRECTORS

<u>Office</u>	<u>Committee</u>
<i>Jim Becker</i> <i>President</i>	<i>Architectural</i>
<i>Tim Schaid</i> <i>Vice President</i>	<i>Maintenance</i>
<i>Mary Meister</i> <i>Secretary</i>	<i>Documents/Communication</i>
<i>Chris Fisher</i> <i>Treasurer</i>	<i>Budget/Finance</i>
<i>Lila Szedlus</i> <i>Director</i>	<i>Grounds/Social Events</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

Website: 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

Titan Trash
If no pickup: (520) 393-7891
Sahuarita Transfer Station
16605 S. La Canada



Mail

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



Snake Removal

(520) 629-9200



Green Valley News

Available at Walgreen's and N Sarta Laundry

President's Message

By: Jim Becker



Happy Spring Villas West. Thank you for all who attended the April Board Meeting.

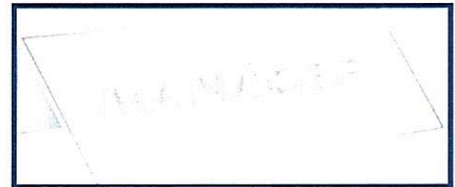
The Board members have been working very diligently to help Villas West continue in a positive direction. I feel very confident for the direction we are going. Thank you, Villas West residents, for your patience.

We are on track with our Roof Replacement Plan and Roof Repair Plan.

Our strategy for our sewer system is in full swing. We have completed cleaning and repairing approximately 20% of our sewer lines and adding cleanouts as needed. Also, we are in the process of reviewing and determining a strategy for improving our streets.

The support of homeowners and residents to accomplish these lofty goals is greatly appreciated.

Thank you for your patience, understanding and great support.



Manager's Report

By Cathy Russell



Fall and Winter flew past us very quickly this year.
With all the rain and snow we had now comes the Sun.

I hope everyone has a fantastic summer, be safe and we will see you in the fall. For those who are with us year round, please enjoy and take advantage of the games and groups we are putting together to keep Villas West going year round. I will keep email blast going thru the summer and always check the website for any updates or special events we may have going on.

Reminder with the weather warming up snakes are coming out, always keep an eye on the ground. Also a reminder to please DO NOT feed the wildlife or hang bird feeders as this is a huge invitation for all our wild critters.

“And so with the sunshine and the great bursts of leaves growing on the trees, just as things grow in fast movies, I had that familiar conviction that life was beginning over again with the summer.”

— F. Scott Fitzgerald, *The Great Gatsby*

Architectural Committee

BY: Jim Becker



We had 13 Architectural Requests since March 1st including sheds, and new windows, and doors. All requests were approved.

I would like to reiterate that anytime you as a homeowner wish to change or update anything on common ground, windows, or doors please remember to complete an Architectural Request.



Maintenance Committee

BY: Tim Schaid



We had our first committee meeting on Tuesday, April 2nd. I updated the committee on the status of current and future maintenance projects and the committee gave me several great ideas on future maintenance projects they would like to see happen in our community ... those ideas were shared with Cathy and the Board of Directors

The roof replacement at 233 Paseo Tierra has been completed the week and 361 Sarta should be done by the end of this week. We will continue simultaneously with the other 3 scheduled roof replacements as long as the weather holds out. With luck these will be completed before the Monsoon season.

We also signed off on 2 patio roofs that were in dire need of replacement.

90 Paseo Quinta & 372 Paseo Sarta. These Tile Patio roofs will be done by Castro Roofing.

Roof repairs are underway and so far we have the following roof repairs complete:

384 Penasco	246 La Canada
92 Pena	322 La Canada
104 Sarta	344 La Canada
264 Sarta	

We are looking at reinstating a phase-in repair program for our streets. So far we have met with Tucson Asphalt on "Green Asphalt" which is environmentally friendly. We will also be meeting with Sunland Asphalt which is the contractor that did Penasco a few years ago and with Ace Asphalt to see which will be the best long-term fit Villas West streets. We are also asking each contractor to do an analysis of the condition of our streets and tell us which street they would do first, second, and so on.

Valentine Plumbing continues their work on clearing sewer lines and has installed 7 new cleanouts on the south section of La Canada.

Treasurer Report
By: Chris Fisher



The Operating Fund received \$310,149 year to date through February 2019, which is \$34861 over budget. This number reflects pre-paid assessments received from owners. Operating expenses Year to date were \$229,415, for a net increase of \$80,734, which was higher than budget by \$30,521. After a contribution of \$42,500 to the Reserve Fund we had a net increase of \$18,205.

The Reserve Fund was increased by \$29,427 year to date after contribution and expenses. The expenditures included \$30,534 for roof repairs and replacements, and \$5,519 in HVAC repairs and replacements

Account Balances as of February 28, 2019 were:

Operating Fund cash - \$67,176,

Reserve Fund cash - \$29,427

Reserve Fund Investments - \$1,878,018

Fixed Assets have a Net Book Value of \$535,847

Expenses of interest:

Sidewalks and masonry (repair/replace) - \$1,471

Plumbing - \$2,020

For more detail please review the financial information on the Villas West website.

Social Committee
BY: Lila Szedlus

March coffee hour was well attended, lovely sunny and warm morning. We had a good turn out with only six lemon filled donuts left. I won't order any for the next coffee hour.



Everyone had a great time at our St. Patrick's Day lunch. It was well attended with about 200 people. I guessed right this year as we only had a small dish of the meal left. There was good music and lots of green beer.

There was a surprise for the workers on Monday morning at lunch time...I cooked a roaster of corn beef, cabbage, carrots and potatoes for their lunch...a day late but every bite was eaten! We all need to do our part in showing appreciation for our employees....these guys work really hard for us and never fail to say hi.

Patio sale was April 6, 2019 from 8am to noon. We had 13 signed up but more participated.

Future Events:

Fun in the Sun, October 10, 2019

Oktoberfest, October 19, 2019

Fall Patio Sale, November 23, 2019

Documents/Communications

BY: Mary Meister



The committee had its first meeting 4/4/2019: Mary Meister, Carleen Otto, Barb Fisher, Karen Brooks and Inge Finney (varying levels of internet and computer usage – since moving to more online communication with members). The following are the areas we will be working on in the coming months.

How to better follow-up from the office on complaints, issues, concerns, work orders. Barb Fisher created a draft form that can be completed by the member and then entered into a spreadsheet for ongoing follow-up until the issue is resolved – working with office to see if implementing something like this will reduce the number of calls from members before an issue is resolved.

How to better let people know when major work is being done throughout the complex, particularly those living here during the work (e.g. sewer line clean-outs being added behind Pena) so people are aware and know what is going on). Need to figure out the best way to do this (maybe Nextdoor,” Website, E-blasts, Postings, Phone calls to those most impacted, etc.)

Review all the ways we communicate with residents and how we can make each more effective (most now require the member to actively seek out):

Website – most “anytime” information availability – make as user friendly as possible.

Newsletter (hard copy available and online) – currently the main communication tool for post board meeting information, updates, reminders and a resource for new residents. Members/residents unable to pick up a copy at the office due to disability may request the office send them a copy.

Annual Mailed Packet for elections. The only material that is now “sent” to members – drawback, only once a year.

Bulletin Boards and In Office Info Rack: Office, laundry rooms – accessible to anyone when they are in the complex (if they seek them out). Available to those who do not access information online or do not have a computer. If this is the only way to reach members not accessing the internet/website – we need to make this method more effective which may require more of them through the complex (e.g. at doggie bag sites, Penasco Park, Pools) – other complexes use them effectively at their mail box centers.

Grounds Committee

By: Lila Szedlus



We had 15 grounds requests submitted, 13 were approved and 2 were denied.

Adopt a Stump Event—update

Five stumps were ground out to make a flower pot. Girl Scout, Christina Bryant planted two stumps at 317 Quinta and 265 Sarta to earn her badge for helping better the community. She will be taking care of the stump for a year. Three villa owners have adopted the remaining stumps at 231 Sarta (Ray and Linda Harries), 222 Quinta (Susan Borne) and 402 Qunita (Lou Kifer). Everyone who “adopted” a stump will be responsible for taking care of it.

If you would like to adopt a stump, come by the office to fill out an application and we will give you the instructions on how to plant. As we get more stumps available, I will call you to let you know the stump is ready. Please be patient as the grinding of the stumps is done by our landscape crew as time permits.

**VILLAS WEST CONDOMINIUM ASSOCIATION
APRIL 2019 NEWSLETTER**

GV VILLAS WEST CONDOMINIUM ASSOCIATION
As of FEBRUARY 28 , 2019

OPERATIONS FUND	ACTUAL	BUDGET	Fav (Unfav) VARIANCE
Receipts			
Residential assessment	\$ 303,661	\$ 268,800	\$ 34,861
Late charges	224	350	\$ (126)
Transfer fees	2,750	2,000	\$ 750
Laundry	2,884	4,200	\$ (1,316)
Other Income	630	60	\$ 570
Total receipts	310,149	275,410	34,739
Disbursements			
Maintenance	131,369	128,262	(3,107)
Utilities	42,983	48,095	5,112
Administration	33,494	30,860	(2,634)
Insurance & Taxes	21,569	17,980	(3,589)
Total disbursements	229,415	225,197	(4,218)
Income / Defecit	80,734	50,213	30,521
Transfer to Major Maintenance Fund	70,000	55,000	15,000
Net Increase / Decrease in operating fund balance	10,734	(4,787)	15,521
Operating Fund balance as of 12/31/18	56,442	56,442	-
Operating Fund balance at end of period	\$ 67,176	\$ 51,655	\$ 15,521
MAJOR MAINTENANCE FUND			
Receipts			
Transfer from operations fund	70,000	55,000	15,000
Gain/(Loss) on Investments	25,199	\$ -	25,199
Additional Reserve Allocation			
Interest	7,834	5,830	2,004
Total receipts	103,033	60,830	42,203
Disbursements			
Roof replacements	52,306	28,250	24,056
Street Maintenance			
Pool equipment			
HVAC replacement	21,300	10,000	(11,300)
Capital equipment		7,000	7,000
Restoration - Gas Line relacement		9,000	9,000
Tree Maintenance		1,000	1,000
Contingency		6,000	6,000
Total disbursements	73,606	61,250	(12,356)
Excess (deficit) of receipts over disbursements	29,427	(420)	(29,847)
Net Book Value of Fixed Assests	535,847	535,847	-
Major Maintenance Fund Balance as of 12/31/18	1,878,018	1,878,018	-
Reserve Fund Balance as end of period	\$ 2,443,293	\$ 2,413,445	\$ (29,847)
Total Funds	\$ 2,510,469	\$ 2,465,100	\$ (14,326)

**VILLAS WEST CONDOMINIUM ASSOCIATION
APRIL 2019 NEWSLETTER**

Villas West Condominium Association

Balance Sheet
As of 03/31/19

Account	Description	Operating	Reserves	Other	Totals
ASSETS					
1128	Washington Federal-Chking	36,074.65			36,074.65
1140	Petty Cash	50.00			50.00
1194	Washington Federal-Reserve		41,481.45		41,481.45
1196	Wachovia/AG Edwards (resv)		1,856,029.30		1,856,029.30
1230	Shuffleboard Courts		4,400.00		4,400.00
1231	Office Equipment		41,892.03		41,892.03
1232	Maintenance Equipment		158,027.16		158,027.16
1234	Landscape Equipment		105,069.12		105,069.12
1240	Maintenance Building		66,094.11		66,094.11
1241	Office Building		72,989.14		72,989.14
1320	Pool Area Equipment		137,985.97		137,985.97
1340	Park Benches		2,208.60		2,208.60
1360	Street Improvements		201,733.02		201,733.02
1380	Roof Additions/Crickets		746,050.05		746,050.05
1400	Heat Pumps		1,437,872.12		1,437,872.12
1499	Less Accumulated Depreciation		(2,438,474.08)		(2,438,474.08)
1510	Supplies On Hand	5,000.00			5,000.00
1511	Due (To) /From Reserve	25,007.42			25,007.42
1512	Due (To) From Operating		(25,007.42)		(25,007.42)
	TOTAL ASSETS	<u>66,132.07</u>	<u>2,408,350.57</u>	<u>.00</u>	<u>2,474,482.64</u>
LIABILITIES & EQUITY					
CURRENT LIABILITIES:					
	Subtotal Current Liab.	<u>.00</u>	<u>.00</u>	<u>.00</u>	<u>.00</u>
RESERVES:					
2705	Operating Fund Balance	56,441.86			56,441.86
2706	Reserve Fund Balance		2,413,865.57		2,413,865.57
	Subtotal Reserves	<u>56,441.86</u>	<u>2,413,865.57</u>	<u>.00</u>	<u>2,470,307.43</u>
EQUITY:					
	Current Year Net Income/(Loss)	9,690.21	(5,515.00)	.00	4,175.21
	Subtotal Equity	<u>9,690.21</u>	<u>(5,515.00)</u>	<u>.00</u>	<u>4,175.21</u>
	TOTAL LIABILITIES & EQUITY	<u>66,132.07</u>	<u>2,408,350.57</u>	<u>.00</u>	<u>2,474,482.64</u>



BOARD MEETING

Passed Motions from Board Meeting held April 11, 2019

- * Motion made and carried to purchase a replacement for Kawasaki mule based on the quote received from Horizon for a price of \$5940.00
- * Motion made and passed to approve the replacement of the next five roofs with anticipation of receiving additional contractor bids
- * Motion made and passed to approve funding the current sewer plan with costs not to exceed \$12,000
- * The following committee members were approved:

Architectural

Bob Opoka
Jim Sullivan

Maintenance

Bob Opoka
Mike Flynn
Bruce Macleod

Finance/Budget

Chuck Wallace
Richard Allison

Documents/Communications

Carleen Otto
Barbara Fisher
Karen Brooks
Inge Finney

Grounds

Barbara Fisher
Carleen Otto
Brenda Kierstenson
Inge Finney

Social

Lee Ann Shuepp
Charlotte Swick
Trudy Munding
Mari McCleery

OWNER INPUT

- * There was a request for a master list of the roof inspections showing each unit where they fall in priority. We will be posting on the website and at our office the list we have compiled for the remainder of 2019.
- * An owner suggested an “employee appreciation” fund so that they can contribute to “treat the employees”. We will place a jar in the office so that those owners who wish can donate.
- * We will be scheduling our crew to perform deck maintenance at all pools. This will be a weekly task to be completed by our crew.
- * It was suggested that owners who see unauthorized people using our facilities to report this to the Sheriff’s department as trespassing.
- * We will be sending out letters to surrounding HOA’s stating our facilities are private property and trespassers will be prosecuted. Hopefully this information will get to the offenders.
- * The HOA will be working on fixing/replacing our pool gates to secure access. Until this is done we are hesitant to go further with updating the pools as we feel it will be useless until we can prevent unauthorized entry.

2019 BOARD MEETINGS

Board Meetings are held at Friends in Deed—

Room D

9:30 AM

OPEN TO ALL OWNERS



OCTOBER 8
NOVEMBER 12



OFFICE WILL BE CLOSED DURING THE MEETING

PLEASE REMEMBER!!

SERVING ON THE BOARD IS STRICTLY VOLUNTARY AND OUR DIRECTORS HAVE A PERSONAL LIFE OUTSIDE OF THE BOARD.

ALL CONTACT WITH THE DIRECTORS REGARDING VILLAS WEST BUSINESS MUST BE DONE THROUGH THE OFFICE THE BOARD WILL NOT ACCEPT PHONE CALLS, EMAILS OR INVITATIONS TO

ATTENTION HOMEOWNERS



VILLA SPRAYING!!

Our exterminator, Borderlands Pest will spray inside your unit for a small fee of \$5.00. Please call the office to schedule this. All payments must be made to Borderlands and either left in your unit for pickup after spraying or you may bring to the office to be given to the tech on day of service. If you will not be home you must call the office to authorize Borderlands to use your key.

Please call the office to report any



Please come to our office or go to our website (villaswest.org) for a list of items that are recyclable. Please remember to break down **ALL** boxes. We will be going to once a week pickup so we all need to try and maximize the space in the dumpsters.

Remember—Titan Trash and Diggins will not pick up or remove items that are not recyclable. Please dispose of these items at the landfill.

For more information on the recycle area please go to our website or come to the office and pickup a flyer.

Check out page 17 for a flyer regarding bulk pick up of your larger items.



villaswest.org

SEWERS



Do not flush wipes or excessive toilet tissue.

Do not use unapproved items in your disposal for any reason.

We are in the process of having all our sewer lines scoped, repaired and cleaned out.

We have been told by our plumber that egg shells were seen in some of the lines along La Canada and "flushable" wipes in many lines.

Egg shells do not disintegrate nor will they move along the system, they just sit in the lines and accumulate. Wipes hang-up on the roots and block our lines.

The following is a list of other items to never put in your disposal:

- Artichokes*
- Asparagus*
- Bones*
- Fruit Pits*
- Coffee grounds*
- Grease*
- Fruit/Veg peels or skins*
- Pasta*
- Carrots*
- Celery*
- Egg Shells*

Help us all to keep our pipes flowing by being mindful of the items being flushed or poured down your drains.

ATTENTION HOMEOWNERS

HEADING HOME

Many of you will be closing up your villa and head for cooler climates for the summer. We have prepared a short checklist for you to go over prior to you 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
- ◇ Set up with a Villa caretaker to check your unit during your absence
- ◇ Request your water be turned off when you leave. Remember the office requires a 3 day written notice for water turn on.
- ◇ Set your thermostat at a reasonable temperature or off to avoid high electric bills this summer
- ◇ Make sure to close/cover all drains to avoid pest issues.
- ◇ Make sure that all patio landscaping is trimmed back from structures.
- ◇ If you are leaving your vehicle here for the summer, make sure it is parked in your assigned space or in our overflow parking. If you are covering your car keep in mind that the summers are harsh on plastic and many times these covers are destroyed during the season. Please have someone available to remove the cover should it get ragged. All vehicles must have a visible parking permit, if you do not have one, come to the office so one can be issued.
- ◇ Check your toilet water supply line for wear and tear. Should you see any wear we recommend you replace this to avoid a possible flood. On occasion a toilet's supply line plastic, and sometimes aluminum couplers fail and flood the unit. The cleanup and damage repair from flooding would be the responsibility of the homeowner. We highly recommend that you check these lines twice a year (spring and fall) and replace if it shows any signs of wear. Supply lines can be bought at any hardware store for a rough cost of \$10.00.
- ◇ Place a rock on your trashcan lid to indicate to the trash company that the can is empty.



SUMMER GAMES ANYONE??

Let's all get out there and enjoy the beautiful summer weather and meet our neighbors!

As our full time residents know, there is not much to do here at Villas West during our summer months except swim. We would like to see more people out having a good time and visiting with their friends and neighbors.

Villas West has purchased a few "yard" games to loan to our residents for their enjoyment.

Corn hole, Bocce Ball, Disc Golf and Croquet sets are available for loan with the following conditions:

- ◇ **Must be a resident of Villas West**
- ◇ **If you are a tenant you must provide a copy of your lease**
- ◇ **Photo ID**
- ◇ **Agree to a \$50.00 charge should the game not be returned**

All games can be signed out during office hours and must be returned the following business day before 10:00am unless other arrangements have been made.

LET'S GET
Together

NEW HOMEOWNERS

MARCH

Allan & Ann Bert Eau Claire, WI	457 A Sarta
Judith Comstock Arvada, CO	264 C Sarta
Randall Bratthauer Green Valley, AZ	263 C Quinta



Bring your chair and drink of choice!

Join us for Horseshoes on Thursdays at noon

Horseshoe pit across from
the office



Please keep in mind that the staff parking spots are for staff and may be empty as they are on lunch and will be back. Please do not block office access and make sure your vehicle is not impeding traffic or parking.

Villas West Walkers!!

We have had some interest in starting walking groups here on the beautiful grounds of Villas West.

There would be three (3) categories:

Beginners
Intermediate
Advanced

These walks would all take place on our campus where the ground is level, there is not a lot of traffic and the area is safe.

Start times, number of days, routes etc. will be determined by the amount of interest.

Please contact the office with your name, phone number and category. Someone will contact you to get you signed up.



ACTIVITIES

Let's create some excitement and fun!!!

We are fortunate to have some of the most beautiful grounds in Green Valley! Let's take advantage of those green areas and the fabulous Penasco Park by creating some activities to utilize the areas and visit with our neighbors.

How about a game of cards or dominoes? Why not play some Corn Hole and invite people to join you? You like biking, find those like minded neighbors and start a group.

If you would like to start a "club" or "group" please contact the office and let's see what we can do to offer our residents more activities.

Upcoming **EVENTS**



BULK ITEM PICKUP

APRIL 18, 2019



GOOD FRIDAY

APRIL 19, 2019



EASTER

APRIL 21, 2019



MOTHER'S DAY

MAY 12, 2019



**MEMORIAL DAY
OFFICE CLOSED**

MAY 27, 2019



FLAG DAY

JUNE 14, 2019



FATHER'S DAY

JUNE 16, 2019



FIRST DAY OF SUMMER

JUNE 21, 2019



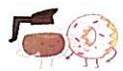
**LABOR DAY
OFFICE CLOSED**

SEPTEMBER 2, 2019



BOARD MEETING

OCTOBER 8, 2019



FUN IN THE SUN

OCTOBER 10, 2019



OKTOBERFEST

OCTOBER 19, 2019

Classified Advertising

CLASSIFIEDS

BUSINESS CARD	\$10.00
QUARTER PAGE	\$15.00
HALF PAGE	\$20.00
FULL PAGE	\$30.00

PRICES FOR NEWSLETTERS ARE PER ISSUE——PRICES ARE SUBJECT TO CHANGE
THERE ARE NO LONGER SEPARATE FEES FOR WEB POSTINGS AS WE DO NOT HAVE A
CLASSIFIED SECTION.

VILLA FOR RENT-2020

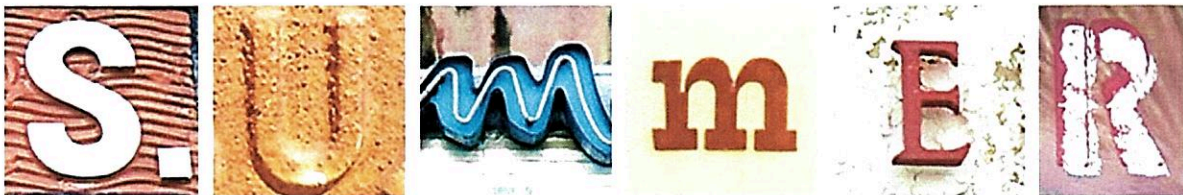
One bedroom plus sofa bed
Fully furnished with all tile floors
Parking in front. Close to laundry,
pool and Walgreens. GVR available.

Available JAN-FEB-MAR-APR 2020
175 B Paseo Quinta
520-398-7698

RENTALS

FOR SALE

ADVERTISEMENTS





8387 North Oracle Road, Suite 100
Tucson, AZ 85704
(520) 382-1009
customerservice@titantrash.biz

March 15, 2019

Dear Villas West Residents,

As part of Villas West contract with Titan Recycle and Trash, we have an annual bulk pickup day for our residents. This bulk pickup day will take place on **Thursday, April 18th**. Pickup will take place from approximately **6:00 am – 10:00 am; any items for bulk pickup must be set out no later than 6:00 am on pickup day.**

Furniture, moving/storage items, approved appliances (washers/dryers, water heaters, televisions), yard waste, etc. are examples of bulk items to put out on this pickup day. Yard waste must be bundled/tied/boxed/ in a container so that it can be easily picked up by hand. We will pick up most electronics as long as they do not contain hazardous materials.

Items that will NOT be picked up:

- ◇ Oils/automotive fluids, medical waste, flammable materials, fluorescent bulbs, batteries, wet paint generally any liquid), cooking oil, or any other toxic waste as defined by laws and regulations.
- ◇ Refrigerators and other items containing Freon (per Pima Co. DEQ)
- ◇ Heavy construction materials, including but not limited to: concrete, brick, tile, steel, tires. These items are dangerous to lift as well as potentially damaging to our equipment.
- ◇ **Any materials generated by an independent contractor this includes: landscaping, remodel construction or any other work. If this is in question, the items will not be picked up.**

Bulk items must be placed on the curb along one of the main roads in Villas West; service will not be provided door-to-door like your regular trash pickup.

Bulk quantity per household is limited to what will fit into a standard 6 foot pickup truck bed.

If you have any questions regarding specific items that you would like picked up on this day, please call or email our office or your HOA Management team.

Sincerely,

David Way
Operations Manager

Amanda Maestas
Office Manager