

Villas West Board Meeting
Tuesday, October 8, 2019
Maintenance Report

- Roof Replacements & Repairs to Date: There have been 8 roofs replaced this year. Roofing work this summer was put on hold during the monsoon season; however, since that time, 5 additional roofs have been replaced, 7 roofs repaired, and 2 patio roofs replaced.
- Sewer inspections and repairs continue throughout the Villas West complex on a strategic, section by section basis. Where needed, lines have been replaced and additional cleanouts installed. Reminder to owners/residents that despite what the packaging says, Baby Wipes, Wet Wipes and/or disinfectant wipes ARE NOT FLUSABLE. Please dispose of these products in the garbage (not the toilet).
- Holbrook Asphalt has inspected all the streets in Villas West and developed a plan for the repair and resurfacing of our streets over a 3-year program. The board accepted their bid and the first phase is scheduled to begin on December 10 and 11. Phase I includes Pena north of Penasco, Quinta south of Penasco, Tierra north of Penasco and a small section of the Tierra round-about near the Tierra Townhouses. Please make arrangements to have vehicles moved from these areas on December 10 and 11.
- There were 1,094 work orders from April 1, 2019 through September 27, 2019 – 163 of which were HVAC related and 63 sewer related. 25 HVAC units were replaced this summer and the board has authorized Cathy Russell to develop a long-range plan to replace all swamp-cooler units that still exist with modern HVAC systems that provide air-conditioning.
- The chaining off system of trying to restrain traffic coming in from the back streets onto Tierra has not worked. Cathy Russell has received written permission from the Green Valley Fire Department authorizing our maintenance crew to design and install gates at these intersections.
- The Villas West Maintenance Committee, consisting of Mike Flynn, Bruce Macleod, Bob Opoka and Villas West board member Tim Schaid, met via telephone conference on Monday, September 30. The committee had several good questions about maintenance work in Villas West