

Villas West Board Meeting
Tuesday, November 12, 2019
Maintenance Report

- Roof Replacements & Repairs to Date: There have been 8 roofs replaced in 2019 and 2 additional replacements are in progress. 21 roofs have been repaired to date.
- 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. We are into the final phase of this project and we expect it to be completed by the end of this month.
- Holbrook Asphalt is scheduled to begin the first phase of our street repair and resurfacing project on December 10 and 11. Phase I includes Pena north of Penasco, Quinta south of Penasco, Tiera north of Penasco and a small section of the Tierra round-about near the Tierra Townhouses. Tierra Townhouses will be paying 1% of the cost of repairs/resurfacing work on Tierra and 7% of the costs of this work on Penasco.
- There were 281 work orders from October 1, 2019 to October 30, 2019, 22 of which were HVAC related and 4 of which were sewer related.
- The Tierra gating project has been put on hold in an effort to provide time to Cathy Russell to evaluate staffing and employee work assignments.
- The Villas West Maintenance Committee, consisting of Mike Flynn, Bruce Macleod, Bob Opoka and myself, met via telephone conference on Monday, November 4. A summary of this meeting was provided to Cathy Russell and the board along with some maintenance questions and suggestions. Please join me in thanking the maintenance committee for their hard work and dedication toward keeping Villas West a safe, enjoyable and aesthetically pleasing place to live.