

Villas West Board Meeting
Tuesday, March 10, 2020
Maintenance Report

The Villas West Maintenance Committee met on Thursday, March 5, 2020 at 8:30 AM. Attending the meeting was me as Chairperson, Vice Chairperson Maureen Fry and committee members Mike Flynn, Dave Lash, Bruce Macleod and Jim Sullivan. New Villas West General Manager JD Sotelo was also in attendance and introduced to the committee. Several questions and recommendations by the committee were identified and passed along to JD and the Villas West Board of Directors. The next meeting of the Villas West Maintenance Committee will be on Thursday, April 2, 2020 beginning at 9:00 AM at the north Sarta pool. The meeting is open to the public.

We continue to follow our roof replacement schedule for 2020. Roof repairs are also going well.

The sewer inspections, clean outs and repairs of our sewer systems have been completed and we are now a strategically designed system of sewer inspections and repairs.

We remind owners and residents that phase two of our street resurfacing and repair project will begin late this spring and summer and will be to repair and resurface the parking lots and driveways on La Canada as well as all of Quinta and Pena. Owners and residents who are not residing in Villas West after the winter season should be making plans now to make sure all vehicles are moved off of these lots and streets before they leave.

The Tierra gating project has been completed.

The painting of the Villas West buildings throughout the complex started in January 2020. Twenty-six buildings will be painted in 2020 with 15 of those 26 identified as in need of immediate painting. Plans are to paint 26 buildings per year, which creates a 7-year painting schedule. Butierez Painting, Inc. was approved last January as the contractor.

Our pools were inspected by the Green Valley Fire Department in mid-February and 3 of our 4 pools security gates failed that inspections. We are working to bring all of our pool security gates up to code. Residents and owners are reminded that all security gates are to be closed and locked whenever you are using the pool and/or after you leave the pool.

There were a total of 326 work orders to date in 2020, 112 of those work orders were HVAC related, 58 were sewer related and 27 were roof related.