

Villas West Board Meeting
Tuesday, January 12, 2020
Maintenance Report

The Villas West Maintenance Committee will hold their next meeting sometime in January or early February. I'd like to thank our committee members Jim Becker, Mike Flynn, Lou Kifer, and Jim Sullivan for serving on this committee. I'd also like to thank Villas West General Manager JD Sotelo for his valuable assistance to our committee.

To date in 2021 we have replaced 0 roofs and repaired 1 roof. Villas West continues to be very proactive with preventative maintenance on the roofs throughout the complex.

As most owners/residents know, new pool gates and locks were installed last spring. Any owner/resident who has not exchanged their old pool/laundry key for a new one should call the office to schedule an appointment to do so. Pool hours are now 10:00 AM to 5:00 PM.

Phase two of our street work will get started in the spring of 2021. We currently have 2 bids to resurface both Sarta and Tierra, which the board will be discussing later in the agenda today.

All 26 buildings that were scheduled to be repainted in 2020 were completed. We are trying to get another 26 buildings scheduled for painting in 2021. Bids have been received, which the board will be discussing later in the agenda today. Painting 26 buildings per year puts all of our buildings on a 7-year repainting schedule.

The preventative maintenance plan for the Villas West complex continues to go well. The plan divides the Villas West complex into 4 quadrants with a separate crew assigned to each quadrant to conduct regular and ongoing inspections and repairs of sewer lines/cleanouts, HVAC units, roofs and water heaters/closets.

Villas West is in the process of upgrading our emergency eyewash station and first aid kits to make sure these items are in compliance with current OSHA safety standards. New and up-to-date first aid kits will also be installed in all of the Villas West pool areas. We are working with the CINTAS company on this project.

We also want to let homeowners know that JD and Marcos are working on a plan to begin removing oleanders throughout Villas West that are causing problems with sewer lines.

There have been a total of 50 work orders to date in 2021; 20 of those work orders were HVAC related, 3 were sewer related, 5 were roof related, 2 were grounds requests and 20 were issues related to hot water heaters.