

MINUTES OF THE BOARD OF DIRECTORS SPECIAL SESSION
GREEN VALLEY VILLAS WEST CONDOMINIUM ASSOCIATION
February 19, 2021

REVISED DRAFT

A Special Session meeting of the Board of Directors of Green Valley Villas West Condominium Association was held virtually due to Covid-19 at 460 S. Paseo Quinta, Green Valley, AZ at 10:00 AM.

Present: Jim Becker (President), Chris Fisher (Treasurer), Tim Schaid (Vice President), Marcella Erler (Secretary), and Charles Wallace (Director). Also in attendance was JD Sotelo, General Manager.

The purpose of this meeting is to discuss improving Mail Delivery at Villas West. The Goal of this committee and the Board is to determine a method of delivering mail at Villas West that assures security and privacy with the minimum of cost and effort while maintaining reasonably easy access to the mail.

1. Call to Order, Roll Call, and Establish Quorum

The meeting was called to order by Jim Becker at 10:00 AM with a Quorum of the Board members present.

2. Presentation from Mail Delivery Committee Chair Colleen Hay

Hello I am Colleen Hay; I live on La Canada and have for the last 15 years.

The original committee came together after the August 2020 Board Meeting.... Jim, JD, Marcella, Sabrina and myself met in the park on Oct 8, 2020 and started the ball rolling. We agreed that even though this move has been requested by the Post office for faster, easier & cost-efficient delivery, that the NEW Mail Boxes would provide the villas with the following benefits:

Safety – Liability for the Postman while on our patio. Gates properly fastened for pets. Safer for us with COVID and our MASKLESS mail personnel.

Security – Security of the mail...which would now be placed in lock boxes. “NO RED TAGS” on your mailbox if you have had your mail forwarded or on hold for a period of time. If you go away for a week or a few days... your mail is safe to be left and not have to have someone pick it up everyday

Privacy – The post office person now walks in front of the bedroom windows of Units B&C, 6 days a week. Even if Units B&C do not have mail that day, mail is delivered to Units A & D via B&C patios... Also, Units B&C must maintain a clear path for delivery, thereby losing precious space on their patio.

The first order of business was decided that JD would arrange a meeting with Post Office personnel to obtain the specifications required by the Post Office for "CBU – Centralized Box Units" to be installed. Due to Covid, this meeting did not happen until late November. JD & I then met with two Personnel from the Post office.

We discussed a few options and the Post Office is anxious for us to move forward. The Post Office will provide the CBU's. (Their term for Centralized Box Units) ...

Villas West is responsible for pouring the concrete bases.

2 Keys will be provided to each Villa by the Post Office.

Once the CBU'S are in place.... please know that if you are UNABLE to make your way to your designated box.... IF YOU PROVIDE A MEDICAL STATEMENT FROM YOUR DOCTOR with a Letter to the Post Office... your mail will continue to be delivered to your door.

All CBU'S (the Units of 16) ... have 2 additional oversize boxes if you receive larger envelopes that will not fit in your regular box.

AND the post office has reassured us that all packages that don't fit in the CBU's will be delivered to your front door.

The Mail Box Committee came up with several options as to where CBU'S could be placed...

As there are 672 Villa Units plus the office... at 16 units per CBU ... that equates to 43 CBU'S required for all of VW mail.

Option A: All 43 CBU'S be put in one location. The small park area beside the office was considered.

The Pros would be cheaper material and labor for install. The possibility of lights and cameras for security.

The Cons.... The traffic congestion around the office for 672 boxes. Also, the traffic and congestion for the villas that are in close proximity to this area.

Option B: 43 CBU's throughout the Villas.

The Pros would be that each villa would have closer proximity to their mail.

The Cons. No matter where the CBU's were placed, they would be closer to some villas and/or the street. Very labor intensive to pour 43 pads and ensure all are ADA compliant.

All CBU's in the green spaces, the grass sprinkler system would have to be redesigned to ensure the boxes and people do not get wet.... That would be an additional cost.

THE major factor discussed by the original committee, was the "INTEGRITY OF THE GREEN SPACES" must remain intact, and not compromised in any way.

Option C: The 4 Laundry rooms would have room for 7 CBU'S in front of the buildings. With an additional 15 CBU'S being placed in some of the rock gardens around our grounds.

The Pros.... Some boxes would be close together for ease of delivery.

The Cons... parking is very extremely limited, and the CBU'S would be very close to the Villas that are already very close to the Laundry rooms.

Option D: The Pool Area... which would mean 10 CBU'S at Pena South, 10 at Pena North, 10 at Sarta South and Sarta North requires 13.

The Pros... MOST Cost effective for install. Only 4 concrete areas to be framed and poured.

Easy access as there are already ADA ramps (yellow) installed, and ADA ramps across the roadway onto the sidewalks.

Basically, close to all villas... hopefully more will walk than drive to pick up their mail.

No grass in 1/4 of the pool area...easy revamp of the water/sprinkler system.

Would be able to have a Community Bulletin board and a bench.

One way traffic around the circles, with short term parking on the outside curb, enough space for cars/EMT vehicles to pass on the inside. Let me clarify the "traffic issue".

There would be 160 units at one pool... let's say 10% use the ADA delivery system let's say and hopefully 70% of folks will walk to get their mail.

So that leaves 30% or 48 people that might go and get their mail by car. Not. Not everyone is going to pick up their mail at 2:37 pm. So, between the hours of 10 a.m. and say 6 pm... that's 8 hours... or maybe 6 cars an hour... AND with more and more folks going paperless. There is less and less mail...would everyone even go every day?? Now this is during Jan – March... now take it to the other 9 months of the year, when

3. Discussion from by Board of Directors

The Directors commented on the very good and thorough job that Collen Hay did in preparation of the Mail Delivery Committee Report. The consensus of the Directors was that we needed to be prepared to make a change as it was inevitable that we were going to have to change the mail delivery process. It was also a consensus of the Directors that we needed to maximize convenience to homeowners and residents. The Board in total agreed we needed to meet with Post Office authorities to totally understand our options.

4. Responses from Unit owners

Following is a summarization of the responses sent to the Board and Mailbox Committee for review. No particular order.

1. Homeowner commented that the majority of the homeowners voted in 2018 to keep our individual mail boxes. Also, felt that during this time of Covid individual boxes are also less likely to be a source of spread than a 12 to 20 box unit that is touched by more people's hands.

2. a. Congestion and traffic flow- There is enough room for traffic to still pass a stopped vehicle on the pool circle just as there has always been. You are not going to have all residents stopping to pick up their mail at the same time and many residents such as myself will be walking to the mailboxes.

b. The post office will be paying for the costs and maintenance of the boxes and the only expense to Villas West will be the pouring of concrete for the posts and pads which will be minimal.

c. Adding boxes to the green areas. The integrity of our green spaces should be kept intact. These are some of the areas that set Villas West apart from the other neighborhoods in that we have our own little "mini parks" right outside our doors.

d. Privacy concerns for residents in B&C units. We cannot have our bedroom blinds or windows open due to the current position of the mailboxes. It is basically like having someone walk thru your living room every day. Plus, we lose that entire corner of patio space because we have to keep a clear path for the mail carrier.

e. Pets. Those of us with pets know the daily disruption the mail carrier causes and the inconvenience and delay to the carrier if the pet is outside upon their arrival. I know from experience that I will not receive mail until my dog is put inside and I always check when the mail carrier leaves to make sure he secures my gate so that my dog will not get out inadvertently.

f. Safety. Due to Covid being so rampant we as residents would not have to worry about having contact with a mask less mail carrier. Also, under safety, who is liable if the mail carrier slips and falls or is otherwise injured on our patio? Is that a Villa West responsibility or am I liable as the Villa owner?

I respectfully ask that the Board move forward with this project and have a vote prepared for the next meeting.

3. Alternate Mailbox Proposal

Villas West is the envy of the rest of the country for the Gold Standard mail delivery that we enjoy, directly to residents' homes. Do NOT give up this Gold Standard service for the nationally despised Cluster (centralized) Mail Box delivery.

The USPS has an obligation to maintain the same high standard mode of delivery to Villas West residents directly to your front door as it has for the past 50 Years. Please consider these options.

1. Locate the residents mail box at the front door location so the mail carrier can deliver to your mailbox without having to cross the patio.

2. The residents will have the option of a USPS authorized standard or secured mail box.

3. An alternative location to the front door can be on the outside patio wall between units B and C, each unit having its own USPS authorized mail box, standard or secured for mail delivery.

Please vote NO on the Cluster (centralized) Mail Box delivery system until these options be can evaluated. Once Villa West converts to Cluster Mail Box delivery there will be NO turning back to the Gold Standard home delivery service we have enjoyed for many years.

4. We are in accordance with having centralized mailboxes. We are very disappointed that we can't move forward on getting the centralized mailboxes. We are tired of having our privacy invaded by the postal workers and feel poorly about the fact that they have to deal with impossible circumstances with people's dogs and debris and other things, let's get going on this. What is the problem, why has it been put on hold?

5. (1) According to the Jan meeting minutes, the board is continuing to review this project. I assume that means the project has not yet been approved?

(2) As an owner, I am concerned about moving forward with this project, as it does not seem to be in the best interests of most owners/residents, and am wondering what, specifically, is driving the consideration of this project?

6. While we agree this could be a savings for the postal service the use of these mailboxes could be a major inconvenience for many of the residents and tenants in Villas West. We therefore oppose their usage.

7. I own two properties at VW, live mostly in VT, and have absolutely NO interest in centralized mailboxes. Thank you.

8. Personally I am in favor of this proposal as a means of reducing costs for USPS. My HOA in WI uses this design. My neighbors unable to walk to their box have mail delivered between two front doors with a written MD letter.

9. My suggestion is the properties boxes be established on every park along the roadways.

That way people would not have far to walk and drive too as well. And they would be spread out over the complex. Like in every other HOA.

10. Attention Villa West board members I own a unit at Villas west, and I want to place my objection to the centralized mailboxes.

Due to the age of most residents, I feel the delivery to each unit is better for most people thank you for considering my opinion

11. Kindly be advised that I am opposed to the centralized mail boxes. Being handicapped and wheelchair bound, and with the use of one arm it is extremely difficult to travel beyond my patio. I had centralized boxes in Canoa Ranch NW. They were frequently vandalized, and for me, difficult to use. If I dropped a piece of mail it was impossible to retrieve and packages were out of the question.

12. Yes, I want them.

13. I would definitely like the mailbox moved out of my patio. It's an intrusion and drives my dog crazy. If they could be moved to the back of my condo, or a kiosk somewhere, it would be very much appreciated. Thank you for asking for our opinions.

14. I am positive that it would be good for us as home owners and for the mail person that has to walk the whole area of our Villas, I am in a C unit, and sometimes I don't get mail when it was mailed, and I don't trust putting my outgoing mail since any one can come over into the A unit and take my mail, which has happened. Also, the B and C units have to have a clear path to the mail box, so we have un useable space. My other feelings are I have to keep my blinds closed if I am taking a nap and want my window open since there are so many times of the day that mail is delivered, I have to keep them closed most of the day. I think it would be easier on the mail person and on us old folks to get up and walk and that is good for us. I also think it would be a big mistake not to have them put up, I hope this happens.

15. WE 2 ARE OPPOSED. HOW WOULD USPO PACKAGES BE DISTRIBUTED? WE WOULD RATHER KEEP PRESENT SYSTEM & DROP ALL SATURDAY MAIL. WE WOULD WELCOME A CENTRALLY-LOCATED BIG BLUE DROP BOX.

16. I would like the mail to remain the same. As a woman over 75 there are many days in a row, I do not go in my car nor do I walk very well. The mail delivery as is now, very important.

17. I'm not aware of a plan for where the mailbox's will be located and the people that I talk to are not aware of any plan either. Would it be possible to publish where these mail boxes will be located?

18. I much prefer receiving my mail at home. What can the advantage be to having everyone going to a central location? Is it totally for the convenience of the postal service?

19. Our concerns haven't changed. As I asked in a previous email we are wondering if this is being considered to help the postal service or do the majority of residents feel that "centralized mailboxes" is a great idea for the residents. If we remember correctly this was discussed at meetings before and there were more "nays" than "yes". Our vote would be to NOT change to "centralized mailboxes"

20. It seems like the Postal Service's chief complaint is problems related to entering resident's patios. I totally agree. it has been a problem for a long time with many residents failing to keep their patios cleaned up and organized in a way that makes it easy and safe for the carriers to enter. I believe a fair compromise would be to move all the mailboxes to the outer patio walls. you might also consider putting all 4 boxes together on a center wall this would make it easy, safe, and less time consuming for the carriers and close at hand for our many elderly and infirm residents.

21. Has anyone brought up the idea of a mailbox with an opening on the front and back? It could be installed on the patio railing. Mail people could just walk down the sidewalks and put in the mail and then residents can come out their front door and get the mail from inside the patio. Association could buy the mailboxes and install them and charge the residents so they all looked alike. They might even be able to install villa A&B next to each other as well as C&D so the mail person only has to make two stops at each set of villas. I think this answers a multitude of issues, mail people do not have to go onto villa owners' patios, easier for mail people to access, villa owners do not have to walk more than a few steps to get the mail. Seems like a win win to me!

22. We are extremely in favor of centralized mailboxes as they are much more secure. We have a "C" unit and have someone clanking our gate and then walking past and standing right beside our bedroom window 6 days a week. Most people are very active and can walk a few feet to get their mail and we believe those that can't have the option of home delivery. Our HOA in MN has one and it is a place to meet your neighbors for a quick chat to know what's happening in your area.

23. I am in favor of centralized mailboxes. I understand that we are the only holdouts on this in GV. I also understand that anyone who has a legitimate reason for not using the centralized boxed, i.e., an infirmity, can request home delivery

24. I know this is a tough subject and it has to be resolved, but please consider placing the mail boxes in a less congested place than the swimming pool areas. First of all, the traffic on a circle is more dangerous than if they were placed in the parks with straight fronts to the roads. Also, with the new ramps maybe we should consider placing them near the ramps so that those with walking issues would have a better access. And I so believe they should not be in groups of hundreds. We have the room we could be creative on each street and place equal amounts divided into quads. I am sure you have every arm chair expert advising you but just another non-expert saying good luck resolving this matter.

25. I am a Villa owner and am unable to attend your meeting on the mailbox proposal, but would like to express my favored opinion on having the mailboxes moved off of the porches to central locations. I think that is the best, especially for those who live in the middle units who have to be the ones to make sure that the mailbox area is kept clear so postman can reach both sides.

26. East and West Villas are unique - they are also apparently historic. I think, of the two, West is prettier. So, in my opinion, adding around 600 metal postal boxes would be an aesthetic eyesore to this beautiful development - and in no way could they be hidden. If it is a question of owners not wanting Postal workers crossing their front patios why not transfer the existing mail boxes to the back porches. I think this would also make delivery of mail more efficient for the mailmen.

27. Mailbox's should not be all in one place but on each street. The area on Penasco at the stop sign should not have mailboxes. There are many near accidents as drivers do not observe stop sign. I think it's a bad idea to have centralized mailboxes. There are many infirm people living in the Villas. Who picks up the price tag - the Villas or the post office? The HOA fees are becoming untenable and in the five years I lived here, there have been five different managers. The members of the Board who have lived here the longest should be making the decisions.

28. In listening to some of the conversation about possible communal mailbox locations and subsequently looking around the Villas West development, I'd like to submit the following suggestion. In the attached photo you will see three areas along the traffic circles at the back of the property marked in blue as potential locations for mailboxes. The yellow markings adjacent to them indicate pull up vehicle standing areas that have been made available by virtue of the roadways having been closed off by walls or gates. I think that using these areas, if right-of-way restrictions, and neighbor tolerance in the case of Cam Corto permit it, would make sense not only from the standpoint of being able to use existing locations without much modification, but also because the adjacent park spaces would allow for more interaction between residents as they go to retrieve their mail. I trust that you will pass this suggestion along to those who are deliberating on this project.

29. We are writing in response to the invitation to give feedback on the Villas West Centralized Mailbox Plan. As Villas West residents and homeowners, we are in favor of moving US Postal Service mailboxes away from villa patios, but we think the plan that has been described, of four centralized mailbox locations, is not the best alternative for Villas West. We do strongly favor moving resident mailboxes off of villa patios. The present arrangement is inefficient for the postal service, and also intrusive on the privacy of the residents. Residents should not have the intrusion of mail carriers on their patios, and mail carriers should not be required to navigate around furniture and pets to reach the mailboxes. However, we don't favor the recently described plan of having between 160 and 210 mailboxes at each of the four pools. We foresee several problems with this plan, related to cars and traffic. With only four centralized mailbox locations, many residents will be inclined to drive, rather than walk, to their mailboxes. Inevitably, residents will temporarily park their vehicles in the pool circles in order to retrieve their mail. This will not be a good or safe situation, particularly in the afternoon when pedestrian traffic is

heavy, coming in and out of the pools. We are very concerned for pedestrian safety, if large numbers of residents park in the pool circles to retrieve their mail. We recommend to the Board of Directors that Villas West adopt a "clustered" mailbox plan, rather than a "centralized" mailbox plan. A clustered plan will divide mailboxes over more locations, so residents may conveniently walk to the mailboxes. The neighborhoods around Villas West have adopted a variety of clustered mailbox plans. We observe that most neighborhoods that use a clustered approach, have installed clusters of between 12 and 36 mailboxes in each location. In only two locations have we seen clusters of more than 100 mailboxes in one location. In both of those instances, the mailboxes were located on wide streets and uncongested areas of their neighborhoods. The clustered mailbox arrangement we most highly recommend has been used in Casa Paloma I and Casa Paloma II. Like Villas West, those two neighborhoods have a lot of density, and older, narrow roads. The Casa Paloma neighborhoods have clustered resident mailboxes in groups of 16 mailboxes per location, scattered throughout the neighborhoods. With 672 units in Villas West, a clustered approach of 16 mailboxes per group will require 42 clusters. That sounds like a lot of clusters, but Villas West is blessed with a large number of common areas, including the four pools, plus about ten grass circles, the common space at the intersection of Quinta and Penasco, and the garden space across from the office. Surely, we can spread 42 mailbox clusters among all of our common areas, in a way that will be convenient and "walkable" for all residents. Thank you for your consideration of these recommendations.

30. Regarding the issue of mail delivery as it now exists:

The problems needing to be addressed are related not only to Covid virus transmission, but to privacy, security, safety, liability and inconvenience to owners as mail routines are now handled. Taking into consideration security, privacy, safety, and liability, we believe it's important that we move forward on the mailbox proposal to remove mailmen from the patios of the villas. The simplest solution for those of us who have borne the responsibility in one-bedroom villas (B & C villas), would be for the mail to be delivered now to the mailboxes using the patios of two-bedroom villas (A & D villas). This addresses the problems felt by many of the one-bedroom villas. It would also clarify the issues for the 2-bedroom villas owners who may not be sensitive to the problems experienced by B & C units. Another answer would be to reposition mailboxes to outside of patios of the villas such as the wall. The post office solution appears to be the more secure and modern way to go about handling this problem. I am sure the post office would be more than happy to provide all the effort related to the positioning and supply of the mailboxes. They would certainly be able to determine the best ways to serve all of the villas with economy and modernity. Mapping out possible box locations and splitting up the shared boxes to address would then be easy, such as illustrated below.

31. I have heard through the grapevine that there are board members that are promoting placing the CMUs on the green spaces. There are several reasons why I believe that is a really bad idea, other than the fact that I live (year-round) on one.

They are as follows:

1. The green spaces provide a peaceful place for people to walk their dogs, a lovely green for golf putters, and place for a family to have a picnic or to just enjoy the tranquility those spaces provide. It would be a shame to ruin those spaces with a wall of CMU's as well as giving the barkers (dogs) a reason to bark

at the folks retrieving their mail, noise pollution for those living close by. (Don't get me wrong I'm a dog lover!)

2. Although there are enough spaces on the circle to get by another car, I believe it's an accident waiting to happen. Will mail retrievers park on the correct side of the circle and then have to cross the road to gather their mail? Will they park on the side of the road where the boxes are locating? We do live in a 55+ community, will they see the person coming around their car to cross the road? Or "I can just squeeze by this car" and rip the side off the car they're passing?

3. The parking areas on either side of the green spaces would be the perfect place for people collecting their mail to park, quite probably in an assigned parking spot. We know that will happen, the "I'm just going to be here for a minute" people won't hesitate and you will have many upset residents when they return to find their assigned parking spot occupied.

4. The folks who live around those green spaces will have to live with the coming and going of folks collecting their mail at all hours of the day and night. Our privacy, like those who own the one bedroom, will be affected except it will not be once a day 6 days a week, it will be all day, every day.

I know that this topic of conversation is a bone of contention for many people and you will not be able to please all 673 residents but I believe that there is a solution that most would find agreeable, and that would be to leave the mailboxes on the units just move them to just outside the front door of each unit (see attachment, illustration #1). Type of box is another minor topic of conversation.

The only other place that makes sense to me is along Penasco where the street is wider and could easily handle the flow of traffic. They could be placed between the sidewalk and the street on the "sides" of the 4-unit buildings (see illustration #2), although there would probably need to be a few additional sights as well. Possibly the vacant lot on the northwest side of Tierra, and the sites of where the gates (that don't open) are, those two areas could house a substantial number of boxes and even provide somewhat of a pull off area. There may be some permissions needed for those two areas. I believe the distance between a villa and their mailbox is a non-issue. Those that walk won't have a problem, as well as those who drive. The folks who can't walk or drive, from what I understand, can still get their mail delivered. It seems, after talking with the office of Villas East, that this is not a requirement of the USPS. I am aware that if we do it now that the PO will contribute financially. My question is if we aren't required by the PO to implement CMUs why has this become an issue? If it's an issue because of the B & C units then wouldn't moving the boxes off the patios solve that problem?

32. I am sending this note to you since I cannot be on the special meeting at 10 o'clock Friday. I am taking my wife to Tucson for her COVID-19 vaccination that day. I am reaching out to you because I agree with your overall idea of spreading out the CMUs to reduce auto traffic and make the units as safe and convenient for the residents as possible. I believe safety has to be our number one priority. Every community is different. Villa's west is one of a kind. We use our roads to drive on as well as for walking, riding bikes and trikes, and walking dogs.

It seems to me that we are rushing in to a CMU system. Have we been told by the postal authorities we have to have a CMU system and have we been told by what date? I believe

if we have to have a CMU system they must be spread out and not in just four locations. I believe the best system and least expensive for the villas would be to place the mailboxes on the back porches. My second choice would be to place a mailbox of 16 units per box centrally located to serve four buildings or 16 units. This would be within walking distance for each of the 16 units and not increase traffic. I also believe Tim's idea of spreading out the mailbox units within the villas west and not locate them in any congested area is also a good idea.

I don't think there is a perfect plan for mail delivery in the villas west just because of the way it is constructed.

When the time comes that we have to choose a plan we need a plan that does not increase traffic in any area.

33. We are very disappointed that we can't move forward on getting the centralized mailboxes. We are tired of having our privacy invaded by the postal workers and feel poorly about the fact that they have to deal with impossible circumstances with people's dogs and debris and other things, let's get going on this.

Perhaps choosing a more spread-out location would be helpful (the suggestion of 4 locations by each pool seems a bit too congested). It also seems that 2-bedroom villas are less aware of privacy issues, because they are not impinged by the system as it now exists, so let's have the mail delivered by access through their patios instead.

Lastly, all residents who need their mail delivered directly can still have that service, so nothing is lost in their service.

What is the problem, why has it been put on hold?

34. We know that the only constant in life is change.

It is a fact that centralized mailboxes will become a permanent fixture sooner or later. I have heard the committee's recommendations and agree, with one exception; eight would be nicer than four. Aesthetics of the property is a huge factor and if eight can't fit, then four it is.

Full time owners seem to want special attention re placement. That said, part time villa owners pay the same dues as full timers. In my mind, full timers actually benefit from part timers' absence and seem to be glad when the snow birds leave. It is not fair to give full time residents special treatment.

I'd like to see this proposal move forward sooner than later. Not all residents will agree but, "Ya can't please all the people all the time."

Git 'er done!

Thank you for this opportunity,

35. was surprised to learn that there continues to be discussion regarding the mailboxes. I thought the Board had decided to go forward with this necessary change. However, since it is still open to discussion, I felt the need to express my opinion. I expect most of the folks attending the Zoom meeting will be the squeaky wheels that are holding up the decision. And I want to be heard.

I have owned a villa for 13 years and will shortly be living in a C unit as a full time resident. The B & C units, as you know, are negatively impacted by the postal person's daily intrusion onto their patios. Also, those units are not able to fully use their patio because of the need to keep the walkway to the mailboxes clear. These 2 facts are very important for all of the residents to consider.

In light of the fact that the post office will continue to hand deliver the mail to persons with a bona fide reason that renders them unable to travel outside of their patios to pick up their mail, it seems more than reasonable to go forward with the change to our mail delivery.

Also, I believe some are worried about a potential mob at the community mailboxes. Perhaps we could have 6 or 8 community boxes rather than 4. However, since our development only has 35% full-time occupancy rate, it's hard to understand how that concern is valid.

36. Obviously the USPS cannot require the use of centralized mailboxes or it would have been done years ago. The USPS website gives some guidelines and specifications but does not indicate that centralized mailboxes are a requirement.

To promote centralized mailboxes in Villas West perhaps the line of reasoning should emphasize the features of privacy (no one walking through people's property; not revealing personal property on patios), security (locked boxes; no names on boxes; no USPS 'VACANT' signs denoting unoccupied villas), and safety (reducing the chance of an owner being sued when a mail carrier is injured by a pet or a tripping hazard while on the property).

Two points that have previously been mentioned to appease some concerns by those who cannot or do not want to go to a centralized mailbox location are: 1) the USPS "Informed Delivery," and 2) a home owner's option (with reason) to continue to have mail delivered to the patio.

1) "Informed Delivery:"

- a. I have subscribed to "Informed Delivery" for about two years. This feature requires an email address and an online USPS account, thus, requiring use of a computer and/or smartphone.
- b. Signing up for the feature requires personal identity verification, which becomes an issue and a hassle for those who have another address elsewhere. (See "Informed Delivery – The Basics" at <https://faq.usps.com/s/article/Informed-Delivery-The-Basics>)
- c. The Informed Delivery feature does not show all mail being delivered; only "letter-sized mail" is previewed. Anything else (manila envelopes for example) results in the message "A mail piece for which we do not currently have an image is included in today's mail."

2) Opt-out: I have learned through conversation with an assistant manager at the PO that:

- a. An owner must present a medical reason (not just a note from the doctor) stating why they cannot retrieve mail from the centralized location.
- b. It is not clear whether or not the individual is required to present the request in-person at the PO or if another person can deliver it.
- c. The request is sent to and handled by the District office, not the local PO.

I agree with Tim about locating the CMUs in places other than at the pools. If boxes are not conveniently located people are much more likely to stop by when driving to or from home. Most of us probably don't do well parking along a curved curb so I envision traffic flow issues if the boxes are located at the pools. As an SAV volunteer I have driven through nearly all of the HOAs and have seen mailboxes on houses, curbside mailboxes, and centralized mailboxes. At one HOA all of their mailboxes are in one very long line; most HOAs have them dispersed every block or two throughout the development. I have noticed that the

centralized mailboxes typically have at least a couple off-street parking spaces, eliminating traffic congestion on the narrow streets.

I suggest that mailboxes be placed near residents' parking spaces; an area they already frequent, and not likely to encourage driving to get the mail. I am working on a variation of the original committee's Option C, putting some at the laundry facilities, some near parking lots, and some along Aperro, Penasco, and Esperanza. Advantages to having some centralized mailboxes located along Penasco and Esperanza are that the streets are wide enough to accommodate parked cars without interrupting traffic flow if people do drive by to pick up, the mail carrier can easily park to access the boxes, and the boxes would not interfere with owners' views of green spaces.

If the Board eventually approves centralized mailboxes perhaps the committee or office could maintain a list of volunteers willing to assist homebound residents.

37. We are adding our full support to the plan for centralized mail boxes. We read this will be an agenda topic at the January meeting and after that date we hope to hear the decision is final, sites have been chosen, and a plan for rapid implementation is in place.

38. It was mentioned in the meeting today that the residents have been asked for their opinion on these postal boxes. Neither I nor my neighbors have been asked for our opinions since the last time this was being looked at over a year ago. The only recent info I have received is from the board meetings and a mention or two in the newsletter that that it was once again "being looked at".

I have concerns about the access to these boxes for handicapped people. The postal regulations to get an exception and have mail delivered to their home if they have a mobility or health problem, is long, involves doctors and is subject to approval at the discretion of the post office.

As to the location of the drop boxes I have concerns about people driving to the boxes and snarling traffic as well as the just plain unsightliness of the boxes themselves. I'm pretty sure none of us wants to look out our window to see a big tower of cluster boxes instead of the trees and green areas.

I would like to know how package delivery will be handled. Many of us receive medicine and food delivery in the mail. Will oversized packages still be delivered to the house or will there be just a note in the box telling us to drive to the post office to pick up packages at the post office?

Who will be responsible for the maintenance and repair of the Cluster boxes? The post office or the HOA?

Finally, as to the final decision of whether or not we go with the postal boxes will we be given the option to vote on this or will we be forced to just have to abide with the decision of the board?

39. I hope you won't go forward with Centralized Mailboxes until all owners can vote on this issue. I don't understand the "invasion of privacy" issue, the Mailman comes in and puts the mail in the mailbox and leaves. I don't see the problem.

40. We attended the 1/12/2021 VW BOD meeting today and are writing to express our concerns regarding the Centralized Mailbox Plan currently under consideration by the ad hoc committee and the Board. We should first explain that our fiercely independent 88

years old mother lives full time in our unit, no longer drives or owns a car and uses a walker to get around outdoors. Even though our unit is relatively close to the North Sarta pool, the normal frequency of collecting and sending out mail would be an imposing physical burden, if not beyond her physical capabilities. The process of applying for an exemption and undergoing a M.D. physical exam to meet USPS exemption requirements would not be well received by her. As VW is a senior retirement community in a city with one of the highest average age populations in the country, it is reasonable to believe there are a number of current residents with similar situations as ours. Our preference would be 8-unit CMs installed between 2 buildings on the side and not out in front. During today's meeting, we observed a bias from the committee member and her associate who spoke because they live in "B" or "C" units. Assuming most of the buildings in VW are the same as ours, with 2 outer and 2 inner units, the greater good factor would be split evenly between most of the owners. The idea of modernization ("joining the 21st Century") as a factor supporting this conversion plan is curious. CM's have been installed and utilized for decades in higher density housing such as apartment complexes and high rises. There is no new technology involved, unlike drop boxes with scan code access, and this only reinforces our impression of some bias within the committee. One aspect noticeably absent in the meeting was security concerns. There is plenty of information on line that CM's and drop boxes are a frequent target by thieves. All CM's are not built equally secure and the Board should ensure USPS will provide a good quality product. We close with thanks to the Board for being very open, diligent, understanding, hardworking, knowledgeable and effective. What you all have accomplished in the past few years throughout a difficult and challenging environment is remarkable and much appreciated. All the best in your deliberations and decision.

5. Determine Next Step in Process

Jim Becker made a motion to remove mailboxes off of the patios and determine a method of delivery of mail that assures security, privacy and convenience to residents. Motion seconded by Tim Schaid and Unanimously carried by the Board.

4. Adjournment

The meeting was adjourned at 11:30 AM.

Recorded by, Jim Becker

Respectfully submitted,

Marcella Erler
Secretary