

Villas West Board Meeting
Tuesday, March 8, 2021
Maintenance Report

The Villas West Maintenance Committee held their last meeting on March 2, 2021 over Zoom.us. Attending the meeting were Chairman Tim Schaid and committee members Lou Kifer and Jim Sullivan. Villas West Board member Chris Fisher and Villas General Manager JD Sotelo were also in attendance. Committee members Jim Becker and Mike Flynn were unable to attend.

To date in 2021 we have replaced 0 roofs and repaired 6 roofs. Villas West continues to be very proactive with preventative maintenance on the roofs throughout the complex.

Phase two of our street resurfacing project began the last week in February with crack sealing work done on Tierra, Sarta and Penasco. These streets will receive a poly-chip resurfacing process on July 7, 8 and 9. JD Sotelo will be making contact with owners regarding which streets will be done on which date and provide information about where to park cars.

Fourteen buildings have been painted thus far in 2021, with 12 more to go to complete the scheduled painting for 2021.

JD reported the removal of Oleander shrubs that are problematic to our sewer lines will begin soon. In addition, he reported that the old signage throughout the Villas West complex is now starting to be replaced with new signage that clear and easy to read. Finally, JD reported that curb painting and the re-stenciling of parking stalls will begin soon.

JD is working with our painting contractor to see if they can repaint all of the lamp posts throughout Villas West, after which our maintenance crew can begin to replace the glass reflector plates on the lamp posts that are not in good condition.

The committee discussed several other thoughts, suggestions and ideas for future maintenance projects in Villas West. These have been passed on the full board and JD for consideration.

There have been a total of 136 work orders to date in 2021; 45 of those work orders were HVAC related, 11 were sewer related, 12 were roof related, 28 were grounds requests and 40 were issues related to hot water heaters.

The next meeting of the Villas West Maintenance Advisory Committee will be on Tuesday, April 6, 2021 at 9:30 AM. The venue chosen for this meeting is TBA at a time closer to the meeting.

Later in the agenda today the board will be approving Villas West advisory committees. As chair of the Villas West Maintenance Advisory Committee I am recommending the following Villas West owners be approved for membership on this committee: Jim Becker, Mike Flynn, Lou Kifer and Jim Sullivan.