



**Green Valley Villas West
Condominium Association**
460 South Paseo Quinta
Green Valley, Arizona 85614
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FEE INCREASE NOTICE

The Board of Directors of the Green Valley Villas West Condominium Association is responsible for maintaining the standards of appearance, safety, and value of our neighborhood. Based on expenses this year, the replacement of 88 HVAC units for \$253,000 and Roof Replacement/repairs for \$200,000, we are over budget and are currently operating in a deficit for the year. The board must plan for future repairs, replacements, expenses, legal fees, etc. that may arise from managing the neighborhood, as well as to maintain adequate Reserve Funds for costly repairs, replacements, and unexpected major expenses like the downed trees this summer. We want to be proactive and invest in our community infrastructure. This mission is made possible through monthly homeowner fees.

We want to express our appreciation to our homeowners who have been diligent in paying their monthly fees and fulfilling their obligation to the HOA so that we can perform our duties as needed. Thank you so very much for your commitment to support your community and your HOA.

The Villas West Board of Directors has voted to increase the monthly fees by \$15.00 per home to a total of \$235.00 for 2022. This slight increase is needed to help us operate in a balanced budget and follows the cost of living increase we have all experienced in the past year, as costs continue to rise. The ever-increasing costs of services to our community that include HVAC and roof repairs and replacements, landscaping, insurance, maintenance repairs, and street maintenance are but a few of the necessary expenses paid for with HOA fees. Like most businesses these days, we are having trouble hiring and keeping qualified help. We need to offer competitive wages and explore what benefits we might provide to help retain employees.

These challenging economic times have affected all of us. We have spent the past months looking at all our financial models and forecasts. We were hoping to avoid an increase this year, and had originally presented that to you, our Members, but the overwhelming opinions we received from homeowners, at the November 2021 Board Meeting, indicated the need to increase fees for 2022 to accomplish community investments.

Villas West Board of Directors