



**Green Valley Villas West
Condominium Association**
460 South Paseo Quinta
Green Valley, Arizona 85614
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Dear Villas West Owners,

The year 2021 has been a busy year for us all. We had a very active monsoon this year that wreaked havoc through our community and our crews worked overtime cleaning up debris. Santa Rita Landscaping is now spraying weeds and hopefully we will have that under control soon.

Marcos started his own company and left Villas West the end of the year. We wish him only the best in this business endeavor. We have hired Santa Rita Landscape to take over the regular ground maintenance. Humberto remains on staff to handle the mowing, irrigation, work orders and erosion control.

We replaced 3 roofs in 2021 and have budgeted for 10 roofs this year. The Board has decided to use a roofer who applies a polyurethane roof opposed to a buildup roof. The foam is lighter weight, adds another layer of insulation, quicker to apply and lower in price. The foam can be sprayed on existing roofs that do not have severe damage or that are not TPO. There is a 10 year warranty on installation. The roofs will need re-coating after 10 years and every 5 years thereafter. I was told that we can realistically expect 30 years from these roofs!

Due to the extremely high number of HVAC replacements this year, I have instituted a halt on automatic replacements. Our techs are capable of repairing and recharging units if needed. If we are unable to repair or it continues to be an issue, it will be replaced.

Sewers continue to cause problems however the number of calls have lessened. We continue to add cleanouts when needed and remove oleanders when deemed detrimental to the sewer line. Our crews are removing oleanders when time permits for those not causing an immediate issue. One of our biggest problems with the sewers is the use of wipes. Please remember there are NO good wipes for our sewer system and that they do not degrade. They cause issues with not only you, they can also cause backups in other units around you.

We have budgeted for the painting of 26 units. We are hoping to get that started soon. I will also try and get a bid for the painting of the curbs and parking stalls.

We no longer have a finance employee. We have turned over the bookkeeping to an accountant and this will be a big help for us and lowers our payroll and insurance costs.

There was \$15.00 increase in the monthly assessments bringing us up to \$235.00 which is still less than Villas East and a steal for all the services you receive.

I have been notified of several compliance issues and I am asking you all to take more care in how we present our property, look around your villa and make sure you are in compliance with all regulations and if you see something needing repair or work, notify the office.