



NEWS & VIEWS

February 2022

Villas West Personnel

Dorothy Gates

General Manager

Liliana Ortega

Administrative Assistant

Miguel Peralta

Maintenance Lead

Humberto Montijo

Landscaping Lead

Board of Directors

Chris Fisher

President, Architectural,
Communication, Heritage
Committees

Tim Schaid

Vice-President, Maintenance
Committee

Lou Kifer

Secretary, Grounds Committee

Kermit Ketchum

Treasurer, Budget & Finance
Committee

Lila Szedlus

Director, Social Committee

Message from Dorothy Gates—General Manager

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.

General Manager—Continued

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 .

VILLAS WEST SEMI ANNUAL PATIO SALE SATURDAY AND SUNDAY



MARCH 26 & 27 (8am-Noon)

Please sign up in the office by March 23rd .

There will be a \$5 charge to the owner.

Funds go to purchase balloons and advertisement.

Office Hours

8-12 & 1-4

Monday through Friday

Please wear your mask until further notice. The office personnel request no more than two visitors in the office at any-time .

Contacts

460 S. Paseo Quinta

Green Valley, AZ

85614

Phone Numbers

520.393.7891

Fax: 520.393.7893

Emergency or

After Hours

520.256.5779

Emergencies include: heating, cooling, and exterior sewer line issues. We cannot respond after dark or during inclement weather. No after hour water on/off service available.

Coming Events

March

3 Heritage Award
Presentation Ceremony
at GVR East Social Center
At 7 S. Abrego Drive (2:00)

5 Villas West Hikers
at the Anza Trail Pavilion
(9:00)

9 Board Meeting at Friends
in Deed (9:30)

11 Fun in the Sun at Penasco
Park (9:00)

26-27 Semi- Annual
Patio Sale (8-noon)

April

13 Board Meeting at Friends
in Deed (9:30)

14 Fun in the Sun at Penasco
Park (9:00)

Board of Directors

President—Chris Fisher

For Villas West, 2021 was a year of changes, extremes, and opportunities. Some were subtle, while others made an immediate and lasting mark to our community.

The Association hired Dorothy Gates as General Manager, a decision that was quite simple to make and is paying dividends already. She brings years of experience with the Villas to her position and has a genuine love for the community and its people. Dorothy wants people to love living here as much as she loves working here. Her idea of reviving a Villas West Christmas Parade was a treat for all and just an example of her vision for Villas West. Plans are in the works for more social activities and opportunities to get out with our neighbors and enjoy the beauty around us.

With Dorothy's promotion to General Manager, it created a vacancy in the Bookkeepers Office. We were already working with a local CPA firm (Epic Business Solutions.) to do our 2020 Financial Review and in discussions they suggested that they could be an economical alternative to hiring another part-time bookkeeper. The Association can be assured that the Board takes its fiscal responsibilities seriously and this was the logical and prudent decision.

The Board welcomed three new members after two previous Directors sold their Villas and the third stepped down. Kermit, Lou, and Lila stepped up to serve the remaining terms of those that left, and their participation is appreciated and admired. With the previous Board President leaving, I was elected President by the Board, a position I humbly accepted and its opportunity to help keep the Villas the beautiful and historic neighborhood it's been for over 50 years.

President—Continued

The Villas has been blessed with dedicated and hardworking employees in the Landscaping and Maintenance departments, but there was a change there, too. Our shop foreman, Marcos, made the decision to start his own landscaping company, and took most of our landscapers with him. As a result, the Association contracted with an outside landscaping company, resulting in a savings in payroll, taxes, insurance, as well as equipment purchases and repairs. It comes at the cost of the familiar faces we used to see maintaining our grounds, though.

There are other noticeable improvements as well. Paseos Sarta, Tierra, and Camino Penasco were chip sealed, which was sorely needed. Gone are the old swamp coolers in the laundry rooms, replaced with mini-split A/C units. The fence around the recycle area was taken down and a brick wall was built by our masons; the wall is aesthetically pleasing and provides some extra security to the area.

2021 wasn't without its challenges,. Record heat in June contributed to the 90 HVAC units needing replacement last year, more than double number budgeted. July, the wettest month ever in the valley, and the reported 17 inches of rain that month took its toll on our roofs. For the year, the Association replaced three roofs and performed 57 roof repairs, again far exceeding the Budget. We can't control Mother Nature, though, and included in the benefits of living in the Villas West are that the roofs and HVACs are the responsibility of the Association, requiring the Board to approve these expenses. As a result, more money was withdrawn from the Reserve and Major Maintenance account to cover these amounts. The roads project, a Reserve expense, also contributed to the reduction in our Reserves.

Communication

Website

www.villaswest.org

Office Emails

Dorothy Gates

gm@villaswest.org

Liliana Ortega

admin@villaswest.org

Board of Directors

E-mail

board@villaswest.org

Chris Fisher

president@villaswest.org

Villas West News and Views

is the official document of the Board of Directors of Green Valley Villas West Condominium Association. All published information herein constitutes notification to all members.

The Board of Directors reserves the right to edit all submitted material. Green Valley Villas West does not accept any responsibility for, nor does it endorse, any advertising material printed in the Villas West Newsletter

Standing Committee Volunteers Wanted and Needed

Architecture

Maintenance

Budget and Finance

Grounds

Heritage (Ad Hoc)

Do you have a few hours to spare to help our community put it's best foot forward?

***** NEW *****

“The Committee of Volunteers”

This committee will allow owners to take pride in their community and will help build a sense of comradery among our residents. No skill is too small, but we particularly need:

Office help, organization skills, inventory, working on the grounds, trash patrol, painting, refurbishing, electrical, carpentry, and plumbing, and more

Fill out an application in the office if you are willing to give a little of your time.

President—Continued

The Board and General Manager are working diligently to save money grow the Reserve Fund without sacrificing the health, safety, or pleasure of our Residents.

The year 2021 brought the Association news that the Villas, both West and East, have been chosen to receive the National Heritage Award, given by Associated Realty of America, “In recognition of the care and concern to preserve and protect a National Treasure.” This award is given to historically documented properties which, by their unique qualities, are a major cut above surrounding properties and have maintained their original distinctive features. The Villas were designed and created by Don Maxon in the 1960’s and are based on his visit to the 339-year-old Mexican Colonial community of Alamos, Sonora, Mexico. As a National Heritage Award winning site, this designation will increase the inherent value of our community and should elevate the pride of those living here. There is no cost for this award, and it does not place any restrictions on the property, unlike a National Historic Site. The main advantage is that the Villas will maintain decision-making power regarding major architectural changes to properties, thus preserving the look and feel for the uniqueness of Villas West.

The Presentation Ceremony will be held at the GVR East Center, 7 S Abrego Drive, on Thursday, March the third at 2:00 PM. The ceremony is open to the public and I’m encouraging you to attend in support of Villas West, its history, and its contribution to the community of Green Valley. You will be getting more information as it develops.

President—Continued

There is no doubt that 2022 holds surprises, both good and bad, for all of us. There are some things we can control and some we can't. We believe we have prepared a very realistic budget for 2022, the right personnel and systems are in place, and we are looking forward to making any challenge an opportunity instead. As we begin a new year, I look forward to doing my part to help Villas West continue to be the beautiful, friendly, and desired neighborhood that it has historically been and still is today.

Heritage Committee

Green Valley Villas, both East, and West, have been chosen as recipients of the National Heritage Award. This award is given to historically documented properties which, by their unique qualities, are a major cut above surrounding properties and have maintained their original distinctive features.

The Villas were designed and created by Don Maxon in the 1960's and are based on his visit to the 339-year-old Mexican Colonial community of Alamos, Sonora, Mexico.

As a National Heritage Award winning site, this designation will increase the inherent value of our community and should elevate the pride of those living here. There is no cost for this award, and it puts us in some very prestigious company, including the original hotel in the Sonoma wine country town of Glen Ellen, the Chauvet.

The National Heritage Award should unite us all in a singular goal – to make the Villas the best it can be. If we all do our part, big or small, we can maintain the historic beauty of our community. And the bonus we will all enjoy is more unity by helping our community.



Heritage

Awards Ceremony

March 3, 2022 at 2:00

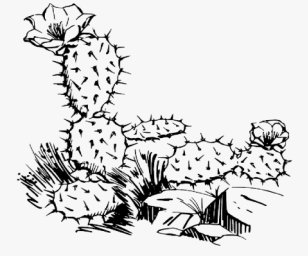
GVR East Center

7 S. Abrego Drive

The public is welcome.

FORMS AND DOCUMENTS

All Villas West forms and documents are available for download on the website or can be picked up in front of the Office.



Cactus Care Instructions:

70 Degrees

Water every 3 weeks

80 Degrees

Water every 2 weeks

90 + Degrees

Water once, every week

December and January no water

Fertilize monthly

March – August

- 1/2 TBSP per gallon of water
- Treat for grubs and insects in spring and fall with a systemic insecticide, and fertilizer.
- Most cactus is hardy to 25 degrees. Cover the tops of the plant to protect the growth areas on the nights of the freeze.
- Do not leave the cover on for the whole season

A Solution for Wildcat Dumping

For years the Villas staff has picked up lawn clippings as a courtesy to our residents. Clippings were to be bagged or boxed for easy handling. In the past many items have been placed on the curb for pickup by our staff that are not clippings.

Beginning on February 28 we will be picking up lawn clippings and debris that is bagged or boxed on **Monday** and **Thursday** only. Please place items at the curb by 1:00pm on the day of pickup only. Reducing the days of pick up to two days will free our staff to do other tasks. It will also cut down the cost of fuel .

With the decrease in pickups (plant clippings only), we will now offer a once a month pick up for **small** landfill items. **(No furniture or lawn furniture)** This will be on the third Friday of each month. You must sign up with the office and pay a **fee of \$5.00**. The funds collected will be used to defer the cost of the dump fees.

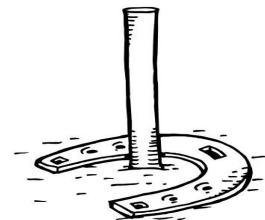
The office and crew hope this policy will benefit our residents and decrease the items placed on curbs, deterring from the beautiful grounds we enjoy in the Villas.

Horseshoes at the Cactus Garden

Shoes Anyone?

Horseshoes that is. Come on over to the horseshoe pit on Thursdays at noon .

Join other residents in some drinks and throwing. Bring your own chair and drinks to join in with the fun!



Take a hike—Meet new friends

Our first hike was on Saturday, Feb. 6th. We met at 9am in Penasco Park on Tierra and along the “EE,” (Esperanza Estate) Trail and into the desert to see the “Old Man” saguaro. It is hundreds of years old, holding strong through all weather conditions. The walk was approximately 3.5 miles of easy trail walking.

The next hike will be on Saturday, March 5th. We will meet a 9:00 at the Anza Trail Pavilion (a mile south of Continental Road on Abrego.) We will walk the new extension , Adamson-Citano Trail. This is considered an easy walking trail about four miles long.

Dogs love hiking and you are welcome to bring your dog along. All dogs must be on a leash for the their safety (It is a Pima County law) Bring water and a bowl, needle-nose pliers or a comb for removing cholla pups from their paws.

This is a hike-on-your own activity and Villas West is not responsible for any problems that may arise. All owners and renters are welcome. Villas West wants to be know as a community that joins together.



You Could Be Home Now

Do you have a rental, villa for sale, need some help, a service to sell?

If you are interested in placing an ad in the newsletter contact the office for details

Items to wear or bring along when hiking

- WATER!!
- Wear sunscreen,
- Hat, shirt/sweater weather appropriate
- Walking stick
- Sturdy walking shoes preferably with tread

Shuffleboard anyone?

We have two Shuffleboard Courts

- North Paseo Sarta
- South Paseo Pena.

Cluster Mailbox Survey

Cluster Box Survey 2022 Recap

Included in the Annual Member Packet this year was a survey regarding the method of mail delivery in the Villas West. Thank you to the Centralized Mailbox Committee for their thorough information gathering and to the Documents and Communication Committee for preparing the survey. The results of this survey can be found below. Volunteers were Melissa Poli, Kim Kelly, Karen Campasano, Carleen Otto, Colleen Hay, Barb Fisher

Demographics			
Percentage	A + D units	160	50.7%
Percentage	B + C units	142	44.9 %
	No Answer	14	4.4%
	Total	316	

Cluster Box Yes/No		
CBUs Yes	129	41.8%
CBUs No	165	52.2%
No Opinion	20	6.3%
No Answer	2	
	Total	316

Medical		
Medical Condition Yes	44	13.9%
Medical Condition No	228	72.2%
No Answer	44	13.9%
	Total	316

Privacy		
Privacy Invaded Yes	60	19.0%
Privacy Invaded No	244	72.2%
No Answer	12	3.8%
	Total	316

First Choice for Location Options		
Pool	111	35.1%
Tierra	16	5.1%
Penasco	99	31.3%
No Answer	80	28.5%

