



NEWS & VIEWS

April 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 Committee

Lila Szedlus - Vice-President,

Social Director, Maintenance Committee

Lou Kifer - Secretary, Grounds Committee

Kermit Ketchum - Treasurer, Finance & Heritage Committees

Tim Schaid—Director at Large, Communication & Documents Committee

National Heritage Award Winner—2021

National Association of the Americas

Message from Dorothy Gates—General Manager

We had our Special Meeting on Tuesday. There were 110 in attendance and another 45 via Zoom. The meeting went well now our homeowners are aware of the situation and have a better understanding of what is going on.

Our new accountant, Don would like to see more homeowner participation in committees. He feels if we have more people on and more communication between the committees and the Board what happened would not repeat. With that said, who would like to volunteer a little bit of time in creating maintenance plans, researching products, and creating budgets? We have several other committees that need some help. Please consider volunteering for the Documents and Communication, Architectural, Social, and Grounds, and Heritage committees.

We have contracted with El Valle Landscaping to spray our olive trees. They will be on property for the next couple of weeks checking trees and spraying as they bloom. There is a \$60 charge to the homeowners for spraying their patio tree.

Speaking of trees, Humberto will be trimming our palm trees next week, if there is no wind. Please stay clear of areas where you see them working as there will be falling debris.

Painting will begin on April 25th. The crew will start at 160 La Canada then 430 La Canada and then 344 La Canada. This should take close to three weeks. We will schedule the next buildings after the first three are completed.

General Manager—Continued

We replaced one HVAC system this week making it 6 total for 2022. Unfortunately, this number will probably start to climb as we finally ran out of the R22 refrigerant we had in stock. I was informed that the 410A refrigerant that is currently being used will start to phase out next year. We have investigated purchasing a stock of the 410A, but the price is quite high. We will consider purchasing a little at a time so as they phase it out, we will be able to charge our current systems. I will be working on the sewer preventative plan in the next few weeks and could use your help. I have been told that we are missing some sewer cleanouts and that they are marked on the sidewalks with a CO or CL. I am asking if one resident per building could check their area for these markings and if you see any, please let the office know so that we can get them scheduled for install.

We have two roofs being replaced this month. 246 La Canada should be starting on Wednesday and 93 Sarta should be started the following Monday. I spoke with the roofers and any satellite dishes on the roof will be removed. The owner will need to schedule with their provider to have these reset. We are asking that, if possible, satellite dishes be set in the patios or on sheds. Any antennas on the roof will also be removed. Once the roof is finished, call the office and we will re-connect. If your cox service is coming in thru our line you should not have any issues as they are not disconnecting cables.

I unfortunately received some other sad news this week, Crystal Powers passed away last Tuesday. Crystal was a very active Board member, chairing the grounds committee. She made a huge difference in the landscape we all enjoy now and will always be remembered for her contributions to our community.

Office Hours

8-12 & 1-4

Monday through Friday

Masks are optional when you visit the office. 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.

General Manager—Continued

As many of you have heard, Chris Fisher, our Board President will be stepping down in May. Chris and Barbara will be moving on down the road. He will be missed, and I want to thank him for the huge part he played in our community and for his dedication to Villas West. With Chris leaving, we have a seat on the Board open and I ask you all to consider applying for this position. Villas West is moving forward and we are needing some good people

President's Message—Chris Fisher

One year ago this month I became your President on the Board, and what a year it has been. Despite the unexpected news you've received this month we've also had our share of more positive things that have happened in and around the Villas:

- Started coming out from under the cloud of the pandemic and quarantine
- Enjoyed neighborhood gatherings and celebrations
- We have a very dedicated, loyal, and hard-working staff who share the same feelings of pride and community that we do
- Technology in the office has been updated
- Website and Friday Memos keep Members informed of happenings
- Scheduled Listening Sessions with Members
- Conducted a Membership-wide survey on the question of Community Mailboxes
- A priority of the Board is keeping expenses under control during uncertain economic times
- Due to the age of our buildings and infrastructure we will continue to experience unexpected emergencies, some of which the Association are obligated to address
- Remember that Villa Owners are Homeowners and are responsible for issues that arise within their property line (exceptions: roof and HVAC), including (not limited to) utility lines and interior walls

President's Message Continued

- Contracting out our bookkeeping and landscaping services has been successful so far
- We are enjoying the beauty of our grounds and native plants, thanks to Lou and her hardworking friends and volunteers on the Grounds Committee
- Pools have new covers and some new furniture, which will continue to be replaced as needed
- The issues with the Recycle area have been reined in and no longer a "Wildcat Dump"
- Monthly bulk pickups are available to Villas at a very nominal charge to help clear clutter on the curbs
- Recipient of the AREA National Heritage Award in recognition of the history, design, and continuing care and maintenance of the Villas
- This has led to a new cooperation between East and West, resulting most recently in contracting together for HVACs which lowered the cost

Looking ahead:

- We have very capable management and staff who have demonstrated the knowledge, desire, and skills to keep the Villas moving forward
- A priority of the Board is keeping expenses under control during uncertain economic times
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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 (Acting)

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

What can you do?

- Help foster a sense of community and caring in the Villas
- Consider sharing some of your time and talents with your Association. A big thank you to the many who have done just that while making new friends But most of all, enjoy the beauty and uniqueness that is Green Valley Villas West.

Budget and Finance—Kermit Ketchum

Operating Account as of 3/31/2022

Operating Income - \$466,672.85

Operating Expenses - \$417,033.90

Operating net income/loss - \$49,638.95

Reserve Account as of 3/31/2022 (Major Maintenance Fund) Reserve Income

(Interest, Gain/loss on investments, Contributions) – \$134,467.44

Reserve Expense - \$207,905.54 Net Reserve income - (\$73,438.10)

Net Income (Operating + Reserve). - (\$23,799.15)

Reserve Portfolio Summary (3/31/2022)

Opening Value (1/1/22) - \$927,010.48

Cash Withdrawn - \$0.00

- Cash - \$10,921.04
- Certificates of Deposit - \$925,000.00
- Total \$935,921.04

Budget—Continued

The budget committee reviewed the 2022 budget to identify possible budget problems for the 2023 Budget. Areas identified were in HVAC Maintenance, HVAC supplies where a change in refrigerants is being made, Social Activities will provide more community involvement. Electric services and gas service for laundries and pools and HVAC replacements due to an increase in the cost of individual units going from \$4,830 to more than \$6,100. The Budget Committee will meet again in the fall to review the budget and start work on the 2023 Budget.

Grounds and Landscaping—Lou Kifer

Many requests have been submitted and I'm getting to them as soon as I get a few personal travel commitments finished. We have planted about 15 new cactus in the circles where there were open spaces. I saw only one that may have been eaten by one of our desert critters.

Thank you to many residents who graciously offered to keep their circles watered. We will be coming up on temperatures that will require watering every two weeks. When we are up to 90 and above, once a week is plenty. Give them a fairly deep soak.

I appreciate the 4 men who offered to help with the new cactus garden we're planning. I am looking to start on Sat April 16th. I have a plan that will prepare the area for adding dirt and if you have a metal garden rake, it would help. I may be able to get some from our shop.

I feel our grounds are looking fantastic. The landscapers are doing a great job.

Remember if you have trimmings of your own personal area, you are to contain it and set it out in clear visibility at the curb on Monday's and Thursday's. Our men will pick it up later in the afternoon. Have a great summer!



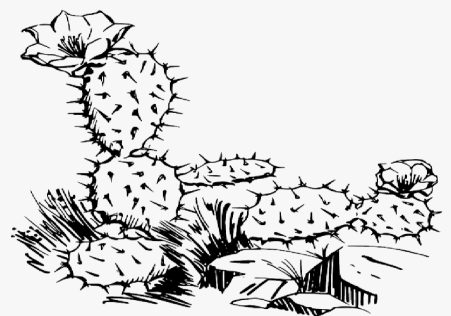
Villas West

Forms and Documents

All Villas West forms and documents are available for download on the website:

(www.villaswest.org)

or can be picked up in front of the Office.



Maintenance Committee—Lila Szedlus

Roof Inspections: still going on with the workers

A. roof inspections repairs were done as needed

B. HVAC inspection are on hold

ROOF REPLACEMENTS

A. 2 roofs are scheduled later this month

B. 2 roofs are scheduled for next month

HVAC REPLACEMENT

A. Replaced 5 to date

OTHER PREVENTATIVE MAINTENANCE PLAN

A. Oleander Removal: only if there is a sewer problem

B. Curb Painting: this will be a fall project

C. Lamp posts glass: glass still on back order

D. Vultures in the tree: looks like they are gone for now

E. Water heater closets: When water heaters are drained once a year also clean out the closet at that time

We are looking for people with the following skills who would like to volunteer for our

“Committee of Volunteers”

Office Help, Organization Skills, Inventory,

Working on the Grounds, Trash Patrol

**Refurbishing, Painting, Electrical, Carpentry,
Plumbing**

We are also looking for someone who would like to help with the website and the newsletter.

Shuffleboard

We have two Shuffleboard Courts

- North Paseo Sarta
- South Paseo Pena.

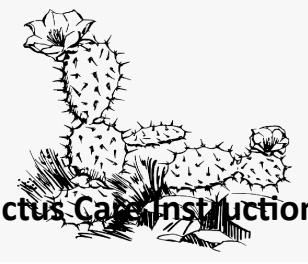
Shoes Anyone?

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 beverages to join in with the fun!



A Solution for Wildcat Dumping



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

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

Dump Run \$5.00 Fee

Friday May 20, 2022

- The third Friday of the month
- Call the office in advance to schedule
- The crew will only pick up boxed or bagged landscape debris on Mondays and Thursdays.
- All other debris must be held for the monthly dump run.

Social Activities and Dates to Save

Oktoberfest	October 29, 2022
Craft Sale	November 3, 2022
Fall Patio Sale	November 18 & 19, 2022
Holiday Lights	December 1 thru January 15, 2023
Holiday Party	December 10, 2022
Holiday Parade	December 15, 2022



More activities in the planning stage and dates will be announced once finalized.

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

Take a hike—Meet new friends in NOVEMBER



Items to wear or bring along when hiking

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

Relief for Ukraine

Our Treasurer, Kermit Ketchum has family in Ukraine and is asking members and friends who are inclined to donate to their favorite relief charity. He is hoping to have at least \$672 donated which would be \$1 per unit.