



# NEWS & VIEWS

November 2022

## Villas West Personnel

**Dorothy Gates**

General Manager

**Liliana Ortega**

Administrative Assistant

**Miguel Peralta**

Maintenance Lead

**Humberto Montijo**

Landscaping Lead

## Board of Directors

**Kermit Ketchum** - President,

Architectural Committee

**Lila Szedlus** — Vice-President,

Maintenance Committee

Social Director

**Lou Kifer** - Secretary,

Grounds Committee

**Linda Djupstrom** - Treasurer,

Finance & Heritage Committees

**Tim Schaid** — Director at Large,

Communication & Documents

Committees

National Heritage Award Winner—2021

National Association of the Americas

## Message from Dorothy Gates—General Manager

I am going to keep this short and sweet as most of the information I have to report will be covered in other reports.

We have had approximately 40 roofs replaced now. They have a crew of about 15 working on these and we are getting 4-5 roofs per week done right now. This process is going faster than I imagined.

Stratton has completed demo on about 100 units and have totally restored 14 units. Many have used their own contractor and have been able to move back into their units. Progress has been made, unfortunately it seems as if it isn't fast enough for some.

Hamstra has started replacing the HVAC systems and will continue ahead of the roofers. We will be replacing 88 units and repairing 14.

There is a positive in all this negativity. Many owners have been able to do some of the upgrades that they have wanted to get done...new lighting, new cabinets, or fans. The owners have paid for the upgrades and the restoration has provided the labor as it is no additional work for them.

Another positive...We will have a total of 117 new roofs leaving us 72 more roofs to replace. We will also have 88 brand new HVAC systems. This is HUGE when planning for future projects and the money we would use for replacing these can be diverted to other large projects like sewer and gas lines.

Carlos and his small crew have been working on painting the curbs. The parking spaces will be next but will take some time and coordination with the owners.

## General Manager—Continued

The landscape crew has finished with the overseeding and will be on weed patrol soon. It will take a bit of time to get them back under control as our monsoon lasted 1 month longer and we received record breaking rainfall this year.

Marcos continues to inspect all new replacements and will be fixing condensation lines as he goes. The insurance inspector has inspected the completed roofs and the roofers have made the necessary corrections.

Veterans Day is this Friday. Thank you to all who have served, it is because of your sacrifice, we are able to enjoy the freedoms we have today. In observance of this holiday, our office will be closed on Friday.

## Thank You Lunch and Potluck

### Sign up Required

**Friday November 18th**

Dinner is for all residents, owners, renters

Noon at Penasco Park

Menu: Turkey, Potatoes & Gravy, Green Beans,  
Coffee or Tea (BYOB)

Please bring a salad or a dessert to pass.

Lunch will honor all of the people who helped with  
the rain and hail storm damage in Villas West

*thank you!*

## Office Hours

**8:00 — 2:00**

### 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.

## Treasurer's Report and Budget Committee—Linda Djupstrom

The Budget Committee is in the process of creating a budget for 2023 and will get this to the Board for approval in the November Board Meeting. This is a tedious task and is taking some time to work out some of the details and planning projects for next year. The Board of Directors have asked the Budget Committee to re-evaluate their recommendation of an increase of \$30-\$40 month to the HOA dues.

### Operating account as of 10/30/22

<b>Assessments</b>	<b>\$1,537,872.05</b>	<b>and our total income was \$1,586,402.37</b>
<b>Expenses</b>	<b>\$1,554,308</b>	<b>which includes \$450,800 that was transferred to the Reserve Account</b>

**Operating Net Income of \$32,094.01**

**Income including interest, gains and losses is \$369,103.61**

**Our large expenses in this account are:**

<b>Roof Replacements</b>	<b>\$167,438</b>	<b>which is over by \$771.00</b>
<b>HVAC replacements</b>	<b>\$156,900</b>	<b>underbudget by \$53,930 to date</b>
<b>Paint</b>	<b>\$67,294</b>	
<b>Restoration</b>	<b>\$20,096</b>	
<b>Total Reserve Expense</b>	<b>\$432,977</b>	

**Leaving us a loss of (\$63,873.94)**

### Portfolio Account

**Opening Value as of 10/31/2022 \$3,461,596.03 (this includes \$2,618,000 which are T-Bills to be used to pay contractors as restoration continues.)**

There has been no withdrawal of funds from the portfolio once again this month

Villas West has received the partial insurance settlement for the roofs, HVAC'S and interiors. These funds will have been deposited into short term investments and are included in the portfolio balance.

We have 2 T-Bills

\$1,261,000 due the 15<sup>th</sup> of November

\$1,265,000 due the 15<sup>th</sup> of December

## Social Activities — Lila Szedluz

### **Holiday Lights & Patio Decorating—November 15, 2022 thru January 15, 2023**

(Sign-up in the office to win a prize)

Judging will be done the week of Christmas in the evening

### **Nov 18th—Thank You Lunch —Friday (Sign-up Required)**

The lunch is for all residents, owners, renters to recognize all who helped during the recovery process from the hail and rain storms this summer

Menu: Turkey, Potatoes & Gravy, Green Beans, Coffee or Tea (BYOB)

Please bring a salad or a dessert to pass.

### **Dec 3<sup>rd</sup> – Christmas Dinner—Saturday (Sign- up Required)**

American Legion Post #66, 1560 W Duval Mine Road

4:30 Check-in

6:00 - 7:00 Dinner Cash Bar

Owners & Renters \$15 Guests \$20

Menu: chicken cordon bleu or salmon, baked potato, green bean casserole, rolls & butter

Please bring an inexpensive gift for Toys for Tots

### **Dec 15<sup>th</sup> Christmas Parade - Thursday**

Line up on Tierra at 11:30 in your decorated golf carts or cars Decorate yourself, your dog, your friends and walk around and enjoy the season.

12:00 – 2:00 The parade will end at Penasco Park where there will be cookies and hot chocolate



## Grounds Report—Lou Kifer

We had 11 trees donated and they have been planted throughout the property. Thank you to all those who purchased and donated.

The grounds crew is finishing up with the overseeding and will be starting back in their zones. While working in their areas they will be taking care of the weeds that have gone wild. They will also be treating any ant hills or gopher holes.

As you can imagine, it is a tremendous task to maintain the 63 acres that makes up our community and as awesome as our crew is, there are areas that could use a little attention. I am asking residents, if able, to help with some of the weed control in the areas around their unit. This would help our crew tremendously.

As always, we are looking for volunteers to help with projects and cleaning parties. Please contact me or the office to sign up.

## Cactus Care—Lou Kifer

### 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

## Communication

### Website

[www.villaswest.org](http://www.villaswest.org)

### Office Emails

Dorothy Gates

[gm@villaswest.org](mailto:gm@villaswest.org)

Liliana Ortega

[admin@villaswest.org](mailto:admin@villaswest.org)

### Board of Directors

#### E-mail

[board@villaswest.org](mailto:board@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:

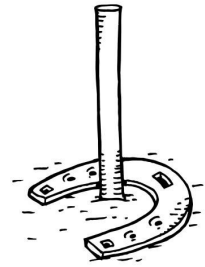
Office help, organization skills, inventory, working on the grounds, trash patrol, painting, refurbishing, electrical, carpentry, and plumbing, and more

Newsletter, Webmaster

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

## **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!



## **Shuffleboard**

We have two Shuffleboard Courts



- North Paseo Sarta
- South Paseo Pena.

## **Take a Hike—Meet new friends**

### **Villas West Wanderers**

**More details to come (after the holidays)**

### **Items to wear or bring along when hiking**

- WATER!!
- Wear sunscreen, hat, shirt/ sweater weather appropriate and sturdy walking shoes preferably with tread
- Bring a walking stick



## Dump Run - Sign-up Required

Dump runs are the third Friday  
of the month

Charge: \$ 5 for small items  
\$10 for larger items



## Reconstruction Updates

The insurance company instructed that when the villas roof is replaced the HVAC unit must be replaced. Therefore, we have 88 working HVAC units that we would like to sell. If anyone is interested in purchasing one or more please contact the office

The latest information on reconstruction is on the website under the “What’s New tab.

