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SEPTEMBER 2024



*Thank you, Dave Lash, for the
photo of 'Ring of Fire'.*

TO DO LIST

Regarding the Transition to FirstService Residential

- **Register with Click Pay**
 - ⇒ We have several ACH participants that have not set up their autopay with FirstService for the monthly assessments.
- **Register for the Connect Portal**
 - ⇒ You can submit and track work orders through the portal.
- **Register for eStatements**
 - ⇒ If you prefer mailed statements, that option is available.
- **Continue to call the office** or email VillasWest.AZ@fsresidential.com with any questions or issues.



FIRSTSERVICE RESIDENTIAL**Kristina Allen**

There is no Management Update for September as Kristina is away.

PRESIDENT'S MESSAGE**Linda Djupstrom**

Last month we discussed the emails that land on the Boards plate and we have agreed to highlight these monthly. Let me remind you of what I mentioned last month, we do want to make sure owners feel their comments are being considered and at the same time please remember if we do not respond to you personally we are looking into them and although we may not reach out to you personally we will do our best to get your questions and concerns addressed.

This month we received an email expressing concerns about the Oleanders which they understood to be a very poisonous and potentially dangerous issue.

Resident Email Subject: Oleander Concerns

We have brought our concerns to the office numerous times regarding the oleander bushes in our community...If you read any information regarding the bush you will see how toxic they are...The reason we brought this up to the office is because the maintenance crew is not wearing protective gear while either trimming them or removing them...It is suggested that they wear a plastic face shield and protective gloves...The office has repeatedly stated the only oleanders that are being removed are ones that are intrusive to our sewer lines...This could very easily become a legal issue if one of the maintenance becomes poisoned by their either trimming, removing, or cleaning up the leaves from the bush...

There should not be any oleanders on any of the sidewalks that impede entrance to individual units or common area sidewalks where they have overgrown and can be brushed up against when walking by them...Any common area oleander bushes that have branches intruding into a homeowner's yard should be trimmed or removed...Every part of the bush is highly toxic. If you read about the toxicity and realize that one leaf of the bush can be fatal. Every part of the bush is highly toxic. Why are they even in the complex? If a homeowner chooses to have them in their courtyard that is their choice. To have them impeding owners access to their unit is a common area issue.

We have discussed with numerous times with the office, and it seems that their concern is minimal. Read up about them. It isn't something that should be taken lightly.

Response from Linda:

I did some research with the help from Lou Kifer and a retired Department of Natural Resources (DNR) employee, which included the Arizona University Extension Master Gardeners (<https://extension.arizona.edu>).

PRESIDENT'S MESSAGE**Continued**

This is the information I was given:

- *The only way that the Oleander will pose a serious threat is to have ingested it. This includes making tea out of it. It was explained that you likely could not ingest enough of the tea to be deadly.*
- *Burning the Oleander and then breathing it in could make you sick but would not be deadly.*

The Extension Master Gardeners said if people would want to stop at the Gardeners Demonstration Garden, they would be happy to share more information. This is located at 530 E White House Canyon Road in Green Valley.

The Oleanders, however, do pose a significant "threat" to our sewer pipes and as the budget allows, they are being removed. Oleanders have been a part of Villas West for over 50 years and there have been no issues with humans or pets. We also checked with Marcos who explained this has not posed any issue for our landscapers. If you are experiencing Oleanders creeping over your walkway, please notify the office by putting in a work order and it will be addressed.

KUDOS

This month I would like to highlight a kudo in my report versus just putting it in our Kudo section in the newsletter.

John Anderson is a kind man. If you haven't met him, I hope you get the chance! He has been the eyes, ears and boots on the ground for the Grounds Committee. He is the type of man who ever so quietly does much, yet we don't really see it! But this man attends to the Wildflower Garden by the office three times a week, he picks up ground's applications from the office, he follows through with the owner and sometimes has been seen actually doing some of the little things that need attention.

John does this with no thought of recognition or reward. He started a mini nursery at the end of North Quinta. When there are plants that are donated or if a plant is about to die, he will nurture it back to life in his little nursery and then there are more plants to donate to the Villas owners.

John and his wife Diane are great assets to our community! John has reminded me often that this is a team project – this involvement!

This is such a great reminder to me of the simple fact you do NOT have to be on the board to make a huge difference for the Villas. Thank you, John and Diane, for all you do so quietly, you are appreciated.

What do you get if you divide the circumference
of a pumpkin by its diameter?

Pumpkin pi



PRESIDENT'S MESSAGE**Continued****BOARD TRAINING**

Friday the 6th of September, Kristina from FirstService provided training for the Board and any owner interested in running for the Board. What a great opportunity for education! Now when you come onto our Board you will find many resources offered including just exactly what your "job" entails.

Great job and once again I can see the significant benefits of being managed by FirstService Residential!

We had two individuals attending the workshop! Now for some really good news.....Ray Harries (with the blessing of his wonderful, supportive, and amazingly kind wife) has agreed to finish out his term which would give him one more year! So only Lila and I will be leaving, however this still leaves 2 vacant positions.

As a side note, although I was teasing a bit about how kind and wonderful Ray's wife is, well she is all of that and a bit more, I want to thank the spouses of each of the Board members because although they don't run, their lives are certainly affected! So, a big thank you to my spouse in the house Pat, Tom's significant other Zee, Tim's wife Jen, and Ray's wife Linda.

Legal Case Against JD Sotelo

September 2024 - No further update as no change from last month.

Previous Update August - Plea negotiations between JD Sotelo and the Arizona Attorney General's Office continued over most of the summer. As you may recall, the original plea offer included mandatory prison time. That plea was revised to a "probation available" plea – meaning the Judge did not have to impose a prison sentence – conditioned upon JD's paying \$200,000 in restitution prior to being sentenced. Ultimately, JD's attorney informed the prosecutor that he would be unable to raise any money toward restitution and asked for a settlement conference with a judge to help the parties arrive at a plea agreement.

Our Attorney and I along with the Association's attorney attended the settlement conference on August 5th, and based on our strong objections to a probation available plea, the prosecutor reinstated the original plea offer which requires a mandatory prison term as follows:

- a presumptive (or likely) sentence of 3.50 years;
- a minimum sentence of 2.50; and
- a maximum sentence of 7.00 years.

A hearing date was set for August 12th at which time JD would have had to accept the plea deal and be taken into custody awaiting sentencing, or the case would have been set for a trial where he would have faced even more prison time. JD failed to appear at that hearing and again at a second hearing the Judge scheduled this past Monday. His attorney stated that he had provided JD with notice of both court dates, had not heard from him, and could not explain why he had failed to appear at the hearings, so the Judge issued a bench warrant.

PRESIDENT'S MESSAGE***Continued***

Unfortunately, a bench warrant is not like an “arrest” warrant where the police seek the person out to arrest them. A bench warrant simply flags an individual as “wanted” for failing to appear in court so that if law enforcement personnel come in contact with that person – for example, he’s stopped for some traffic violation – he is arrested. It is unknown how long JD will be on the lam and even whether he is still in Arizona. If he is apprehended, he will likely be held without bail or he would have to post a significant cash bond to ensure his appearance. We will let you know if we hear when Mr. Sotelo has been arrested.

Update on Wells Fargo and Washington Federal Case

Villas West, Wells Fargo and Washington Federal all participated in a settlement conference in Federal Court on September 9th. A settlement conference is where the parties get together to try to resolve their dispute and arrive at a settlement of the case with the assistance of a Judge.

The Judge separated the parties into separate Zoom meetings. The banks attorneys and representatives were in one room and The Association's attorney Wendy Ehrich, the two lawyers representing Villas West in this litigation, and I were in the another.

The Judge that assisted in the settlement conference is not the Judge who would be presiding over the trial if it fails to settle, and everything the parties say in the conference is confidential. This allows the parties and lawyers to speak candidly about their legal positions knowing that the Judge who may eventually try the case will never know what was said.

The Judge's role is to go back and forth between rooms, trying to convince each side to either come up on their settlement offer, or in our case, lower our settlement offer. The Judge does this by trying to convince each side that their case is not as strong as they think. The Judge's goal is to eventually achieve a "meeting of the minds" where all parties may not be happy with a settlement but agree to a compromise.

After about 6 hours of this back and forth, the Judge realized that the two sides (the banks and us) were not on the same page about the underlying facts.

The banks thought that Villas West's total loss was in the mid \$200,00's when it was actually about \$450,000 based on the investigation by the detective and confirmed by the Arizona Attorney General's Office when they charged JD. Unfortunately, it took a long time to get to that realization because most of the discussion had been about each side's legal position and the law governing the case is complicated.

When it was discovered that the banks did not know the actual amount stolen through JD's schemes, the Judge decided to postpone the settlement conference so that Villas West's attorneys can provide the banks with copies of the police reports and other relevant information. We expect to be back before the same Judge on October 23rd or 24th to pick up where we left off.

PRESIDENT'S MESSAGE**Continued**

The Judge seems very committed to taking whatever time is needed to come to a settlement in the case. He even said at the beginning of the conference – "we can stay as long as we need to if we're making progress – even until midnight!"

I can't give you any specifics about where the parties currently are in terms of a dollar amount, but we are optimistic that once the banks understand the actual amount of money stolen, they will eventually make a decent settlement offer. If we do settle the case in October, you will be advised.

~ *Linda Djupstrom*

UPCOMING BOARD MEETINGS

The Board of Directors now will meet on the **fourth (4th) Thursday each month.**

Meetings begin at 9:30 am, unless otherwise noted.

NEXT MEETING:*

October 31st

Zoom instructions are posted on the website: <https://villaswest.org/zoom-meeting-instructions>

**In-person meetings at Friends in Deed will resume in the fall (date to be announced)
and until then, meetings will be held via Zoom.*

It definitely was an action-packed Board meeting on October 18th! Here is a summary of some of the topics discussed:

- The Board has agreed to change the day for our Open Board Meetings to the 4th **Thursday of the month**. This day will be adjusted for October, and also for November and December if meetings are required.
- Board approved **engaging FirstService for our Corporate Transparency Act (CTA) filing** - Federal Law
- Board adopted an **updated Collection Policy** allowing the association to pay 10% of current assessment for late fees (\$31)
- Board approved engaging **Harmony Security for a new security system** as we will be losing Cox Security next month
- The Board has authorized Dorothy Gates to investigate the possibility of **moving our insurance renewal from June to September to coincide with budget preparations.**
- Board approved a contract with **Father Daughter Reserve Studies (FDRS) for a full Reserve Study** which will begin in October.

GENERAL MANAGER'S REPORT***Dorothy Gates***

Good Day!

I have received several "Kudos" from homeowners regarding staff. It is always wonderful to hear and I ask that if you are able, please leave us a Google review and let us know how we are doing.

El Valle completed the tree removal project we had slated for this year. Marcos has identified 3 more trees that we will look into having removed next year.

The landscape crew is continuously busy, especially this time of year when they are doing their major trimming and weed control. It is taking them a bit longer to navigate through a zone as they try to prepare for the fall and winter. I want to remind everyone that if you wish to have a landscape issue, please call the office. All non-safety requests will be handled as time permits or when the crew is in your zone.

Since June 1st, we have issued 578 work orders---217 work orders just for August. Of these 217, 93 were for A/C filters and pest control. We also had 20 A/C calls and 20 water on/off requests. So far this year we have replaced two roofs, 26 HVAC systems and 15 water heaters.

Due to tracking and accountability, all requested "additional" services such as painting sheds, bulk pick-up and trash can locks, a work order will be issued with the added cost of service. This charge, if not paid at the time of request, will show up on your monthly statement as an additional charge.

The paint crew is currently working on 372 Pena. They have discovered several rotten beams under the patio roofs and will be spending some time replacing these. This unit will take some time to finish due to this added work, but the building will look new once it is done!

The crew has almost completed the concrete grinding removing many of the trip hazards we had on property. There are several areas that need to have concrete replaced and we will be looking at this project next year.

We have sent out a few violation notices in the last month and all have complied with our request except for one parking issue which we had to have towed and one request for an appeal. I want to thank you all for doing your part in keeping Villas West the pristine property that it is.

As we move into the budget season, I close by giving you a bit of "food for thought"

I was fortunate to attend a "Lunch and Learn" given by an HOA CPA firm and learned that during this budget season, we have to look beyond 2025 and plan for the future.

The dollar no longer goes as far as it used to. What cost \$100 in 2019 now costs \$125.91, if we would have raised dues at this rate, our monthly dues would be \$346.50.

The cost of homeownership has increased by 80% since January 2021; Credit card debt is at an all-time high at \$1.14 TRILLION. Default on car loans and credit card debt and foreclosure are on a steady incline.

GENERAL MANAGER'S REPORT

Dorothy Gates

All of this plays a factor in our budget preparation as we look at cutting costs but maintaining the property as owners are accustomed to and plan for the future.

Thank you.

~ **Dorothy Gates**

To view past Friday email updates, visit the website: <https://villaswest.org/gms-friday-updates>

CONGRATULATIONS TO MARCOS

Marcos has stepped up to the Foreman position once again. This is a huge responsibility as Marcos will be tasked with monitoring fuel usage, ordering, and purchasing material, reviewing work orders for completion and quality as well as staff oversight. We are excited that Marcos has agreed and are looking forward to a more efficient work crew. Congratulations, Marcos !

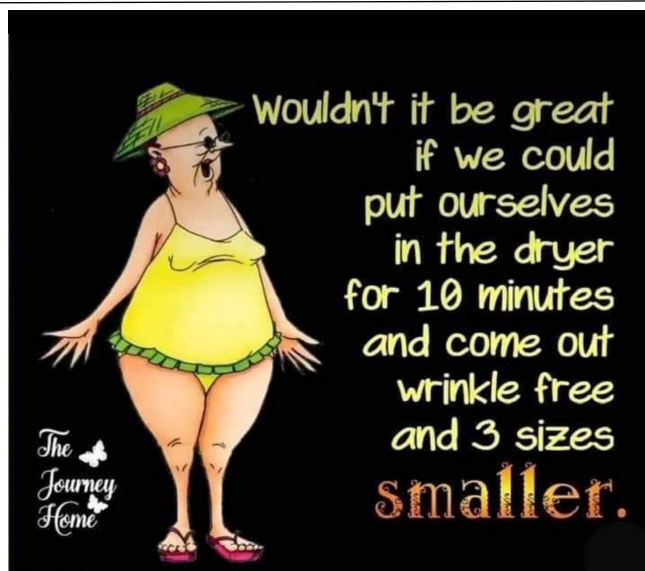
VILLAS WEST OKTOBERFEST LUNCHEON

Do you have your ticket ?



October 25th - Noon to 3 pm

Sign up in office to receive a meal ticket.



Thank you, Lee Donnelly, for this giggle.



GENERAL MANAGER'S REPORT

Dorothy Gates

THANK YOU, LANDSCAPE CREW !

Thank you for overcoming obstacles and always doing your best to make Villas West property an "Oasis in the Desert"!

The landscape crew is amid a severe trimming of all trees and bushes preparing for the fall and winter. You may have noticed that it is taking a bit longer for them to get through the zones. For one, they are down a person and one was on vacation and #2, look at this trailer overload.

This debris was collected from the trimming done just along Quinta from Apero to the first circle south of Penasco.

This is just one load that was hauled away from 1/32nd of the property.



This is a picture of **before** the crew came through.

This is **after** the crew did their trimming and cleaning.
What a big difference!

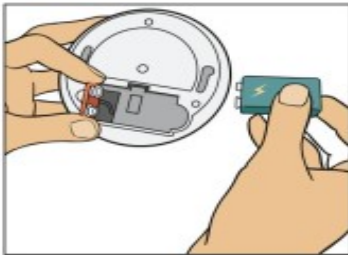


SMOKE ALARMS

Recently the office received a visit from a **Santa Rita Fire Corps. Volunteer**. They are looking for those residents who need a smoke alarm or need to replace one. Please see the information provided below.

PUBLIC SERVICE

Is your smoke alarm chirping or need cleaning?



Do you need help with replacing the battery in your smoke detector?



Do you have an old and outdated smoke alarm?



Does any of the above sound like the situation you are in? The Santa Rita (Green Valley) Fire Corps would like to help you out.

Battery changes—free of charge

Replacement smoke detector---\$10

Please notify the office if you would like to take advantage of this wonderful opportunity.



Do you want a key lock box for emergency personnel to access in case of an emergency?

The Fire Corps will also install key lock boxes.

Call 520-393-7505 for details

Lutheran Church of the Risen Savior

My name is Sherry Hill. I am a member of the Lutheran Church of the Risen Savior, here in Green Valley. I am requesting your board to please invite the Villas West homeowners to our church's 60th Anniversary on Sunday, October 27, 2024, from 11:30 am until 2:00 pm. I've attached an online registration form for you to email to all your Villas West homeowners beginning August 31 until September 29. The form will allow us to plan for enough free lunches to have available for our church neighbors. The forms will be sent to our church office, where we will be able to count the number of Villas West homeowners who are registered to attend.

On behalf of Lutheran Church of the Risen Savior we hope your homeowners can attend this upcoming celebration. We are planning this celebration with our adjoining HOA neighbors as a gesture of outreach in our community. Thank you for your support to share this invitation.

Please feel free to contact me with any questions you may have regarding this invitation to our celebration event on October 27th.

Sincerely,
Sherry Hill
303-808-8356
sherry@sherryghill.com

Trustee at Large
Lutheran Church of the Risen Savior
555 South La Canada Drive
Green Valley, AZ 85614



WE NEED NEW BOARD MEMBERS

We are in need of candidates for the Board as two (2) Board members are leaving in February 2025.

Cut off for applications is November 1st.

Please see the Board Candidate Application on the website

<https://villaswest.org/>

or pick one up in the office.



COMMITTEE REPORTS

1. TREASURER

Tom Bowes

The financial report for July was delivered by FirstService Residential to the board on August 20th and the August financial report was received on September 12th. Upon review of the July report it was noted that expenditures for salaries have exceeded the year-to-date budgeted amount by \$46,434.25. Consequently, one vacant groundskeeper position will not be filled at this time. FSR has also revised the general ledger categories to cover some areas that had not previously been specified. As part of this revision water heater replacement costs have been added to the reserve maintenance expenditures. The 2025 budget will reflect the added and revised categories, and this more granular approach should help us in coming years to keep track of and control costs.

Dorothy Gates and Kristina Allen of FSR are working on the 2025 budget draft. This work should be completed by the end of September with the goal of having the budget approved by the Board and the dues rate for 2025 established at the October board meeting. As had been previously reported, the amount of the increase for insurance for the Villas was well beyond expectations, and this trend is expected to continue for 2025. FSR and the Board will do their best to project the increase, but the time offset between our fiscal year (January-December), versus the time for the renewal of our insurance policies in early June make this a challenge. The board is investigating having the renewal cycle for the insurance changed to better align it with our budget. For the time being we can take some consolation in the fact that our insurance carrier is retaining us, albeit at a significantly higher cost. Other COA's are finding that coverage is not available at any cost.

One of the certificates of deposit matured on September 9th. It will not be reinvested as the liquid assets are needed to resume work on roof replacements. FSR will be making some recommendations as to how to restructure our assets to provide for both greater liquidity and higher rates of return for our funds.

FSR has secured a bid with a new firm to provide us with a new and more accurate reserve study that will take into account the changes that have occurred due to the insurance coverage for the hailstorm. A significant number of roofs and HVAC units were replaced as part of that claim and that will change the long-range cost projection for the Villas. The proposed firm has engineering expertise that will provide additional insights as to the infrastructure needs of the Villas that need to be planned for.

~ Tom Bowes

What does a lawyer wear to court?

Lawsuits



COMMITTEE REPORTS

2. DOCUMENTATION & COMMUNICATIONS

Tom Bowes

Subsequent to the August board meeting resolution to treat Class B motorhomes as regular passenger vehicles and allow them to be parked in Unit parking spaces, the Villas West Rules and Regulations have been revised. A couple of minor editorial changes were made and a History of Changes section added to the end of the document.

~ Tom Bowes, Chair

SEEKING NEW BOARD MEMBERS

If you are interested in running for a position with the Board of Directors, notify the office so we can get you an application.

All applications must be received no later than November 1st.

There will be two (2) positions needing to be filled in February. If interested, please reach out.

We want to offer you a mentoring opportunity to allow you to see firsthand what is required.

FirstService has also offered to help with a Board training course.

The revised Board application can be found here:

<https://villaswest.org/>

3. GROUNDS

Ray Harries

Your Grounds Committee has had at least five meetings this year. They are a very proactive committee and have worked very hard over this spring and summer in the beautification of our community. Some of the more significant concerns the committee have are that community residents and outside parties are letting their dogs run off leash, allowing them to relieve themselves and not picking up the animals waste and depositing it in our existing dog waste stations. Secondly, increased weed problems in our grass parks and gravel areas.

Projects either ongoing or forecasted for 2024 and 2025:

1. This spring the Grounds Committee has completed its planned infill campaign for supplemental plantings, flower seed disbursements and transplanting flowers and cactus plants throughout our community and with our wildflower garden totaling over 70 plants. This will continue this fall and winter.



COMMITTEE REPORTS

3. GROUNDS

Continued

Projects either ongoing or forecasted for 2024 and 2025: *Continued*

2. Last month (June) committee member John Anderson and Marcos identified 5 diseased oleander shrubs that could have a negative impact on our oleander population. These plants have been added to our long range plan for removal and to date 16 oleanders have been removed along with most of the diseased shrubs.
3. Eight “No pee/poop “ signs have now been installed at all four pool sites.
4. The Grounds Committee has located a small saguaro cactus on site which will be transplanted to the cactus garden across from the office near the location where the large saguaro had to be removed this spring for safety reasons.
5. A plant nursery has been developed on site for the raising and storing of excess cactus plants that can be used for future planting purposes throughout the community when needed.
6. The committee has done an inventory of all park tables and benches that need attention and found 22 that need repairs, painting and preventative maintenance. For 2025 budgetary consideration, the cost could be around \$1,500 not including masonry costs which are now being evaluated.
7. Two dog waste stations have now been installed, one at the north end of Tierra Park and the other in the 200 block of North Quinta. For 2025 budgetary considerations, two more are needed to completely cover our entire community. Budget estimate \$400.
8. The concrete picnic table and benches located in the gravel area of North Tierra have now been relocated to the green park area of North Tierra that did not have one. Some damage occurred in the relocation process. For 2025 budget consideration, the repair estimate is approximately \$200.
9. 22 grounds applications have been request thru the first half of 2024 with 2 being denied.

Future planning projects in 2025:

1. Finish installation of the last two dog waste stations so that all Villas West grass park areas are served. One will be in the 200 block of North Sarta and the other site to be determined.
2. Study the addition of one more rock gabion (Villas West Sentinels) similar to those in the cactus garden across from the office and those existing at Desert Meadows Park and one rock cairn. Potential sites are currently under study.
3. Study relocating one of the two picnic tables in the 200 block of North Sarta to the green park area at the north end of Tierra, which currently has none.



COMMITTEE REPORTS

3. GROUNDS

Continued

Projects either ongoing or forecasted for 2024 and 2025: *Continued*

4. The committee is studying a long range plan on improvements allowed or not allowed in our community parks, i.e. Four Corners Park at the intersection of Penasco and Quinta.
5. Regarding the "Memorial Wall" located at the Four Corners, the committee will study options for interested owners to work directly with the office, memorial tag vendor and engraver so that expenses are not run through Villas West HOA books that has now become a problem.

As a result of three Palo Verdes blowing down during a wind storm this year, and two others, one in January and another last fall, Bob Djupstrom walked all 10 miles of our sidewalks inspecting the condition of the remaining Palo Verdes. He found 10 that are in failing condition and may become a danger to our residents and/or infrastructure. Our General Manager is seeking a bid from the outside arborist to bore the trunks at ground level and provide us a written report as to whether or not they need to be removed.

NOTE: We now have a contract with Bartlett Tree Experts to mediate this problem and is presently under consideration by our General Manager for 2025 budgetary purposes.

Lastly, I would like to thank Bob Djupstrom and John Anderson for taking the lead with all of the volunteer Grounds Committee members and thank them for all of their hard work, out of pocket expenses incurred and their foresight in the continuing effort to keep Villas West as a beautiful Sonoran Desert community oasis.

~ Ray Harries, Chair

SHADE GAZEBO

We have most all the materials required for the shaded gazebo to be located at the south west quadrant of the 4 corners at Penasco and Quinta. Presently we have enough donated Ocotillo stocks for the top of the Gazebo and will have all needed supporting posts from recycled Eucalyptus tree limbs in the next couple of months.

Lou Kifer will coordinate with our ground employees once all the needed materials are finally gathered for installation later this summer.

**Why are frogs so happy?
They eat whatever bugs them.**



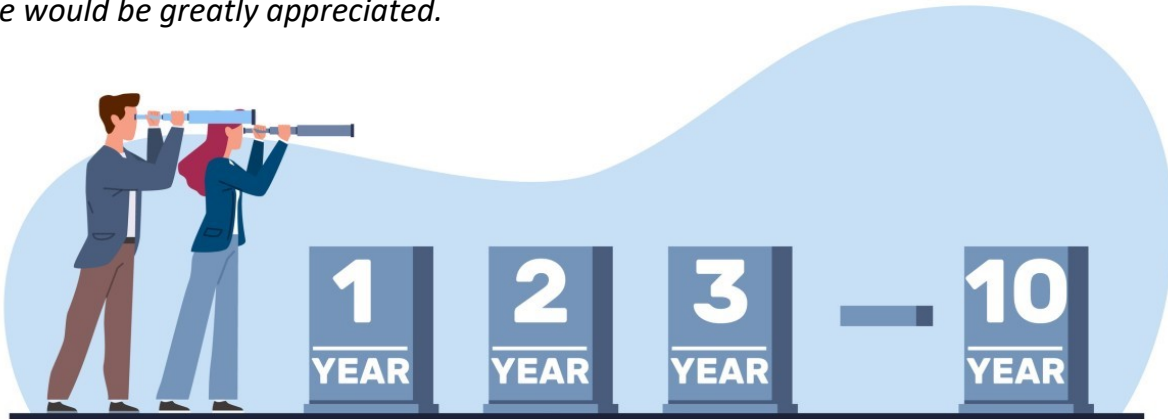
COMMITTEE REPORTS

4. MAINTENANCE

Ray Harries

LONG-RANGE PLANS UPDATE AND MAINTENANCE REPORT

The Maintenance Committee has only three members, myself included, so your help in joining our committee would be greatly appreciated.



The Maintenance Committee met on the following long-range plans and updates have been inserted where available and the most updated version is below and on the following pages.

The following twelve long-range maintenance plans are presented to you, the owners, in detail purposely to help you better understand all that is needed on a yearly basis for Villas West infrastructure and grounds maintenance, to keep our community a well maintained and a beautiful Sonoran Desert Oasis that you all have come to enjoy.

These plans serve as a tool for future budgeting considerations so that nothing is missed or forgotten over time. It allows you, the owners, to better understand how your dues monies are spent through proper long-range planning to help keep your financial investment in your villa solid.

The twelve long-range plans are:

1. Roof Replacements
2. HVAC Replacements
3. Water Heater Replacements
4. Tree Maintenance/Removals
5. Oleander Removals/Sewer Line Routings
6. Pools
7. Villa/Patio Painting
8. Water Conservation
9. Sidewalk Safety Lights/ Sidewalk Trip Hazards
10. Americans with Disabilities Act (ADA) Sidewalk Safety Ramps
11. Road Repairs and Preventative Maintenance
12. Pool/Laundry Bathroom Maintenance



COMMITTEE REPORTS

4. MAINTENANCE

Continued

I had presented to the ownership a detailed update on all twelve long-range plans during the ownerships annual meeting on February 7, 2024 and will do so again at our October or November Board meeting.

The following is the first quarter update for 2024:

1) Roof Replacements

Through a thorough examination of roof request work orders and repairs over history, inspections by our maintenance employees and by our roofing contractor, we have found 12 roofs needing immediate attention. We have budgeted 10 for 2024 so 2 of the 12 will need to wait until 2025 for budgeting purposes. This detailed inspection will be executed every year to prioritize replacements as needed and budgeted for.

Roof replacements scheduled for 2024 are:

233 Tierra (completed)	234 Quinta
316 Sarta (completed)	133 Pena
133 Sarta	144 Sarta
329 Quinta	408 La Canada
105 Sarta	329 Pena

As you can see, 2 roof replacements have been completed so far.

2) HVAC Replacements

HVAC replacements are replaced just like water heaters are, and that is as they fail. Historically we average 40 HVAC failures a year, so our budget is 40. Some years fewer than 40, others more. After the July 2022 storm event, our HVAC insurance adjuster inspected all 678 HVAC to 2011 plus units and determined their age.

We currently have 312 HVAC units that were manufactured prior to 2011 plus 7 more with unknown dates, using an R-22 refrigerant. The U.S. Government banned the R-22 refrigerant used by these 312 HVACs back in 2010. The R-22 refrigerant supply is no longer available so when they fail, they must be replaced. 132 of these are 35 years old. Today's HVACs have a lifetime of 15 years. Long story short, we need to prepare ourselves for greater yearly failures of these 35 year old HVACs and that anticipated increase should be reflected in our yearly budget, considering 50 or 60 possible failures a year.

Why does Sherlock Holmes love Mexican restaurants?

Because they give him case ideas.



COMMITTEE REPORTS

4. MAINTENANCE

Continued

2) HVAC Replacements - *Continued*

17 units have been replaced in 2024 to date. These 312 HVACs that are 35 years old have a replacement cost of about 1.9 million dollars, so now is the time to budget for future said failures. If not, we are doomed for budget overruns and if so, the money will come out of our reserve fund which we are trying hard to build back up to the suggested reserve study levels.

I would like to thank Colleen Hay for her expertise in numbers, data entry and spread sheets that has helped me and our General Manager so much ... it is eye opening.

3) Water Heater Replacements

2024 replacements to date are 17 with a yearly budget amount for traditional yearly failures being 25, which equals a 68% failure rate in the first quarter of 2024. Projecting out through 2024 could be 34, which is 6 over budget. We hope for the best, but it looks as if we will go over budget in 2024.

Something to seriously plan for in future budgets is that we currently have 304 water heaters that are over 20 years old and another 24 water heaters that we have no age on. Our yearly failures are increasing (29 in 2023 and budgeted for 25) so we should plan for and anticipate this and budget for more failures in future years so we don't set ourselves up for going over budget. Again, if we are over budget, those monies come out of our reserve funds.

4) Trees Maintenance/Removals

We have budgeted for 11 large tree removals in 2024 because they have been identified as dangerous to the community or those causing significant damage or continued calls to the office to clear out blocked sewer lines. This years removal plan is for 4 danger or dying trees, 1 pine and 6 other trees causing sewer line damage or blocking problems from their root system. Two landscaping contractors will be utilized for this tree removal process, one for the very difficult trees requiring two cranes and another contractor for the easier removals.

In 2000 these tree removals were costing us \$1800 per tree, in 2014 \$3000 per tree, 2019 \$6000 per tree, and now in 2024 about \$8,000 for hard to get to trees. Had we finished this danger tree removal process in 2017, 2018, 2019, 2020 and 2021 we would have realized a tremendous savings over today's costs, but in those years sufficient budget monies were not planned for due to holding back on increases to dues.

For the first half of 2024 these trees have been removed:

- 5 eucalyptus
- 1 oak
- 1 tribet



4. MAINTENANCE

Continued

5) Oleander Removals/Sewer Line Routings

In 2023/24, we identified 75 Oleander shrubs to be removed due to disease, and save money on sewer line repairs, blockages and maintenance problems. To date, we have removed 16 and 6 more have been prioritized for this year. Presently, Marcos is TV videoing all sewer lines looking for damage or blockages. He will finish evaluating them in the next two months. The oleander removal process, due to manpower, crew availability and budgeting is now a 4-year plan. Last month 5 oleanders have been identified as diseased, mapped and added to our long range removal plan.

6) Pools

Our 4 community pools, 4 laundry and pool bathrooms have been placed on a 5-year maintenance plan for repairs and refurbishing as follows:

- North Pena was repainted in 2022
- South Sarta was repainted in 2023
- North Sarta will be repainted in 2024
- South Pena will be repainted in 2025

In 2026, all pool and laundry bathrooms will be refurbished. Then, in 2027 the 5-year plan will be repeated.

7) Villas/Patio Painting

24 scheduled and budgeted for 2024 with 4 patios already being completed.

8) Water Conservation

The Maintenance Committee has spent many long hours analyzing costs and reviewing calculations to proposed converting green irrigated lawns to xeriscape decorative gravel. The review included a cost saving analysis on the yearly savings from eliminating lawns, maintenance, weed/fertilizers and irrigation.

Also studied is the conversion of five half parks throughout our community and they would be located as follows:

- 1) West half of green park on Sarta, south of Penasco
- 2) West half of green park on Sarta, north of Penasco (shuffleboard court)
- 3) East half of green park on Quinta, south of Esperanza
- 4) West half of green park on Pena, just north of Penasco
- 5) West half of green park on Pena, just south of Penasco (shuffleboard court)



4. MAINTENANCE***Continued*****8) Water Conservation - *Continued***

During the September 18th Board Meeting a motion was made for the Villas West Board of Directors to approve setting aside funds in the amount of \$15,585 within the 2025 Budget to convert a one-half park from irrigated lawn to xeriscape decorate gravel with the location of which specific half-park conversion to be determined by the Maintenance Committee at a late date.

⇒ ***Refer to the following three (3) pages for estimated cost analysis and reference maps.***

Note: Xeriscaping is a type of landscaping that aims to reduce or completely eliminate the need for watering.

**MAINTENANCE COMMITTEE****Looking for volunteers !!**

Your help in joining our Maintenance Committee would be greatly appreciated.

Let the office know if you are interested.

“I see skies of blue,
and clouds of white.
The bright blessed day,
the dark sacred night.
And I think to myself
what a wonderful world.”

– LOUIS ARMSTRONG

*Thank you, Lee Donnelly, for the
reminder of this great song!*



VILLAS WEST MAINTENANCE COMMITTEE LONG-RANGE PLAN #8

“WATER CONSERVATION” REPORT SEPT 7, 2024

ESTIMATED COST ANALYSIS TO CONVERT A ½ PARK AREA FROM IRRIGATED LAWN TO XERISCAPE DECORATIVE GRAVEL

½ park area (lawn) = 11,542 sq. ft. x 2 inches of sod or gravel (0.166') = 1,916 cubic feet divided by 27 = 70.96 cubic yards.

1 ton = 2000 pounds x 1.5 tons per cubic yard of material = 3000 pounds.

Labor:

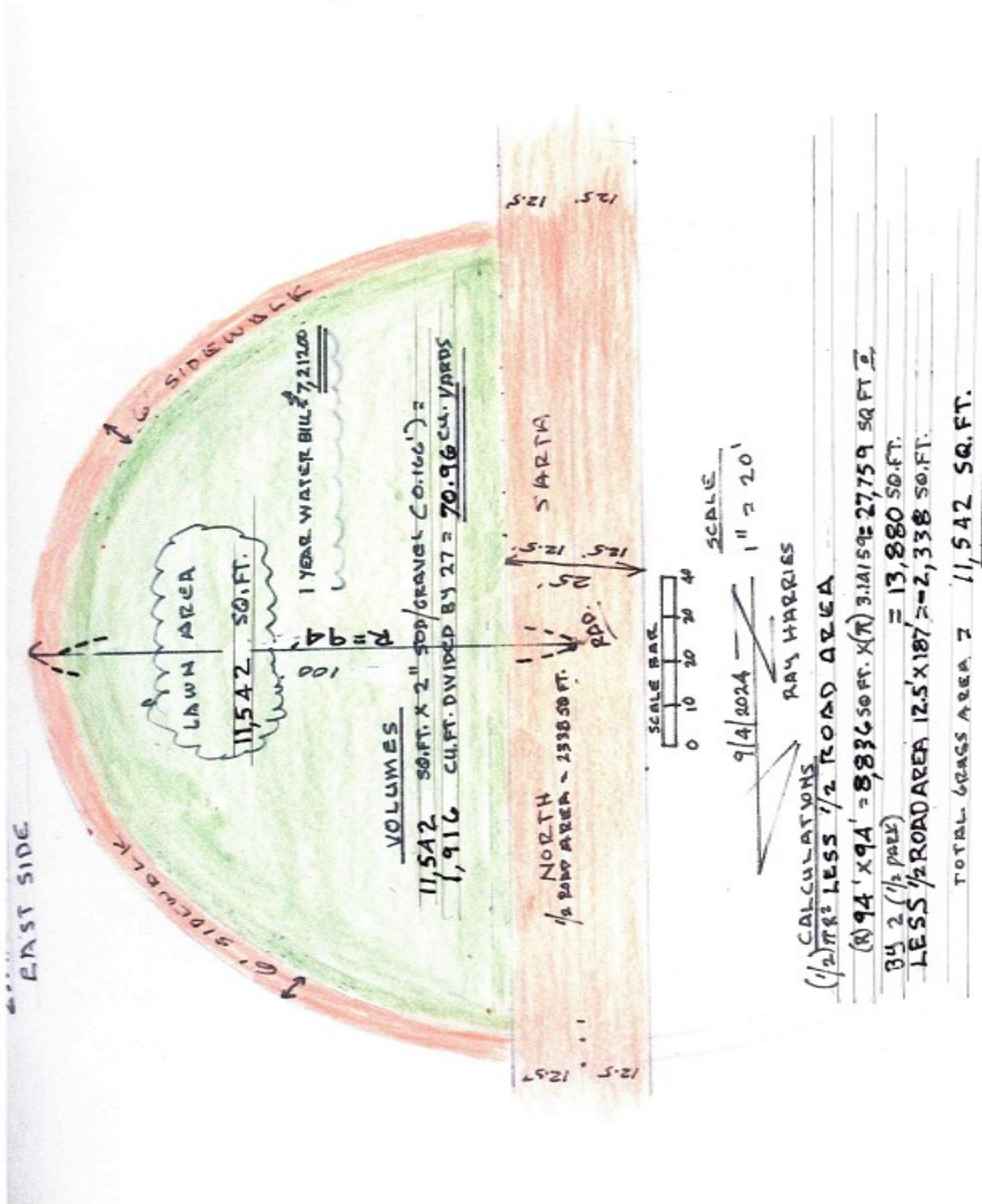
1. Dig up all irrigation lines: 3 men, 4 days = 96 hours
2. Dig up 2 inches (0.166') of sod with backhoe and manual labor, 70.96 cubic yards (1 yard = 1.5 tons): 3 men, 5 days = 120 hours
3. Transport sod (70.96 yards) to the dump: 1 man, 3 days = 24 hours
4. Relocate irrigation lines for trees and shrubs: 3 men, 3 days = 72 hours
5. Lay out 11,542 sq. ft. of weed cloth barrier: 3 men, 2 days = 48 hours
6. Spread out 70.96 cubic yards of gravel with backhoe and manual labor: 3 men, 2 days = 48 hours

Note;

Total labor hours to convert: 408 man hours = (1) 4 man crew (160 hours/week) = 2.55 weeks in ground crew back-up from other jobs

Expenses:(does not include labor costs)

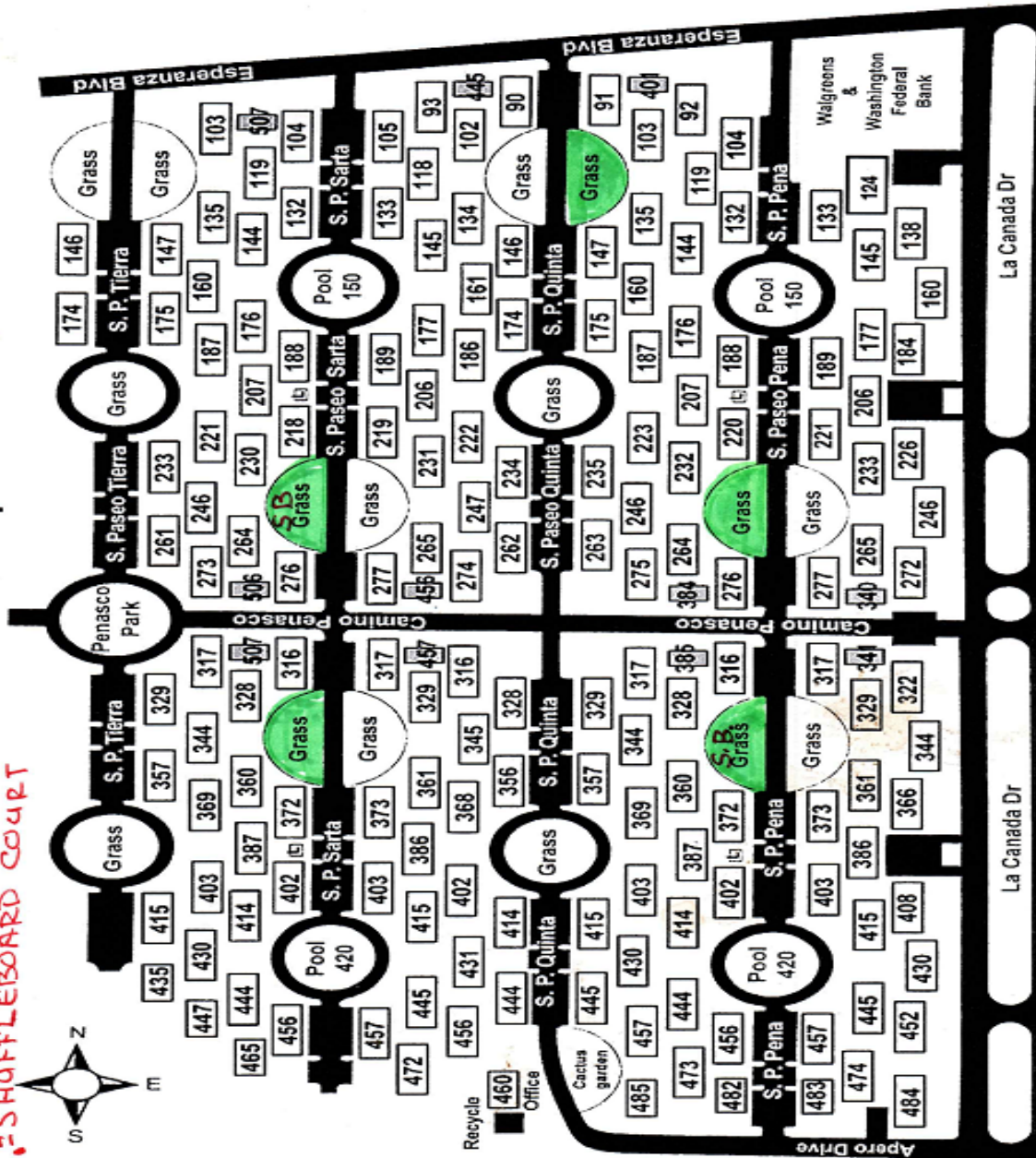
1. Weed barrier cloth material fees for 11,542 sq. ft. : 6' x 300' = 1,800 sq. ft. per roll = 6 rolls at \$260.00 per roll = \$1,560
2. Sahuarita transfer (dump) fees: 70.96 cubic yards x 1.5 cubic yards per ton = 106.44 tons at \$65.00 per ton = \$6,919
3. Gravel costs for 70.96 cubic yards x 1.5 cubic yards per ton = 106.44 tons at \$63.00 per ton = \$6,706
4. Irrigation materials for drip lines=\$400.00



GRASS PARKS

PROPOSED CONVERSION

GRASS PARKS
 GREEN = PROPOSED CONVERSIONS
 S.B. = SHUFFLEBOARD COURT



COMMITTEE REPORTS

4. MAINTENANCE

Continued

8) Water Conservation - *Continued*

As with the pool site proposed conversions, this is just a cost savings analysis to present to the ownership as a budget savings matter. All five green ½ park conversions from irrigated lawns to decorative gravel will still leave a ½ green park across the street from the areas converted to decorative gravel.

9) Sidewalk Safety Lights/ Sidewalk Trip Hazards

29 elevated sidewalk trip hazards had been previously identified and mapped in February. 9 have already been ground down and eliminated. The remaining 20 will be completed by years end. This project is taking a bit longer because Carlos is doing double duty. Not only is he grinding down these trip hazards but he is also repairing all damaged sidewalks and is replacing several failing sidewalk panels.

In February of this year we identified and mapped 347 sidewalk safety lights. The general manager is presently researching numbering options and costs to identify each light with an identification number for reporting burned out light bulbs to the office. After a cost analysis is completed the general manager will consider if this is a worthwhile benefit to the community at an affordable cost.

10) Americans with Disabilities (ADA) Sidewalk Safety Ramps

First year 2025 - 8 ADA ramps at our pool sites. Estimated for 2025 budgeting purposes is \$1,800 in materials for each pools ADA ramp. Our grounds crews (4-man crew) will do the work. It is expected each pool site ADA ramp will take 2 ½ days to complete.

Second year 2026 – 16 ADA sidewalk ramps at major road crossings that are now already painted. Estimate for 2026 budgeting purposes is \$14,000 in materials for all 16. Our grounds crew (4-man crew) will do the work. Approximate 40 hours for all 16 ADA street crossing ramps. These ADA ramps are for Board study purposes and must be approved by the Board with budget monies allocated.

Third year on – estimate costs for 46 additional ADA ramps at parking areas that access each building.

To Date - Villas West has completed 50 ADA ramps at pools and parking areas and some road crossings. The completion of this ADA ramp program has not been budgeted for years.

One identical twin to the other:

“You are ugly!”



COMMITTEE REPORTS

4. MAINTENANCE

Continued

11) Road Repairs and Preventative Maintenance

September Update - I will start with, we have not, nor ever had, a budget fund for road repairs and preventative maintenance. Villas East does have one and their members contribute monies every month to that fund.

We have two outside asphalt contractors that have serviced our roads in past years, being Holbrook Asphalt Co. in 2019 & 2020, and the second being Sunland Asphalt Co. in 2021. Both asphalt companies have recently reviewed all of our roads, their existing condition, and have provided us with a plan and cost estimates for long term repairs and preventative maintenance.

In 2019 and 2020, Holbrook Asphalt Co. serviced Paseo Pena and Paseo Quinta by repairing all cracks and potholes, then applying an HA5 surface treatment. These two roads have now deteriorated and are in need of immediate repair.

In 2021, Sunland Asphalt Co. provided needed repairs to Paseo Tierra, Paseo Sarta and Paseo Penasco including a total crack seal application, PolyChip polymer and tire rubber asphalt overlay and months later a fog seal application. Now they are again in need of a crack seal and fog seal application to extend their longevity out several more years for a 2025 budget cost of \$72,895 more or less.

Both asphalt companies are comparable on crack/pot hole repair costs but Sunland will provide crack/pot hole repairs to all roads and Holbrook just proposed Paseo Pena and Paseo Quinta. For much lesser costs, Sunland will also provide a fog seal to their 2021 PolyChip road surface application to Paseo Tierra, Paseo Sarta and Paseo Penasco, thusly extending those roads longevity out several more years.

The problem Villas West incurred in 2019, 20 & 21 was that, since there wasn't a long range road maintenance fund or plan, those repair costs were paid out of our savings account (reserve fund) depleting said fund below acceptable levels. Had we had the foresight in 2018, 19 & 20 for these road repairs by assessing dues increases, our Board wouldn't have resorted to dipping into savings (reserve fund). Now is the time to consider a road maintenance fund looking into road repairs and preventative maintenance in 2027, 28 & 29. My thoughts favor Sunland Asphalt's recommendation of spending \$72,895 in 2025 for needed repairs to Paseo Pena and Paseo Quinta and preventative to Paseo Tierra, Paseo Sarta and Paseo Penasco. Both companies have suggested a range in road repairs and preventative maintenance between 2025-2028 at a cost between \$243,000 more or less and \$290,000 more or less. The main variance is the cost of quality materials used by said asphalt contractors.

I have provided all members copies of each company's cost estimates and contracts starting in 2025 and I stand by to further explain these numbers to any Board Member or Budget Committee Members, if requested.

Monies spent on road repairs and preventative maintenance in 2019, 20 & 21 are approximately \$214,000.

~ Ray Harries



COMMITTEE REPORTS

4. MAINTENANCE

Continued

12) Pool/Laundry Bathroom Maintenance

This plan is in association with the 5 year Pool plan #6.

At the end of the 4-year cycle for pool repair, draining, painting and maintenance.

In the 5th year of the 5-year plan, there will be pool and laundry bathroom repair and preventative maintenance including painting.

~ *Ray Harries, Chair*

5. ARCHITECTURAL

Tim Schaid

The following Architectural Alteration Applications requests have been initially approved, are on hold or denied and are now in need of final Board approval.

1. Relocate & Upgrade Existing Breaker Box Panel

- An electrical permit must be obtained from Pima County and a copy of it submitted to the office prior to the onset of the installation
- All electrical work is to be performed by a licensed electrical contractor
- The owner/contractor is responsible for contacting the utility location service and having all underground utility line locations identified prior to the onset of excavation
- All exterior conduit must be "concealed" underground as per Villas West CC&R's section 4.3
- Any penetrations of the utility shed roof must be properly flashed and sealed
- After inspection and approval by Pima County:
 - ⇒ the surface of the excavation shall be returned to its original state by the owner/contractor
 - ⇒ Any concrete that has been removed shall be repaired by the owner/ contractor
 - ⇒ The vertical conduit riser to the panel and its supports, the panel, and any other required painting related to the installation as determined by Villas West COA is to be performed by Villas West COA at owner's expense, the cost of which not to exceed similar costs associated with the painting of sheds

How do you make a pirate furious?

Take away the 'p'.



COMMITTEE REPORTS

5. ARCHITECTURAL

Continued

2. Window & Door Replacement

- All doors and windows must comply with all Villas West architectural and color scheme specifications, including assuring a window insert is installed in back entrance door
- Copy of installer's license and insurance to be on file prior to work beginning
- Villas West office is to be contacted when work is completed

~ *Tim Schaid*

6. AD-HOC COMPLIANCE

Tom Bowes

The patio violations started being issued and is taking time as there are hundreds to address. The process has slowed down with the transition to FirstService Residential as there are different processes and documentation that we will need to follow.

If you have items outside your walls in the common areas, screens that are tattered, have overgrown vegetation, or if your screen door needs to be painted, be on the lookout to receive a notice.

The compliance process will continue in the fall when we look for "dangling" wires and sheds in poor condition.

7. AD-HOC CC&Rs

Tom Bowes

The ad-hoc committee for the revision of the Covenants, Conditions, and Restrictions (CC&R's) has been working, first in identifying areas of concern, submitting them to our attorney, and then reviewing the three drafts that were developed by our attorney, Wendy Ehrlich. Extensive work was done to condense, clarify, and revise the CC&R's. Significant changes include:

- Reduction of the length of the document from 38 pages, down to 17 pages.
- Reduction of the number of Articles within the document from 10 to 9.
- Reducing the defined terms within the document from 31 to 20.
- Updating the document to align it with current legal requirements.
- Revising the document to give it better flow in its topics.
- Reducing the amount of "legalese" terminology within the document.
- Establishing more consistent usage of defined terms within the CC&R's.
- Eliminating behavioral requirements that were not clearly defined.

COMMITTEE REPORTS

7. AD-HOC CC&Rs

Continued

- Establishing a small fee at the time of sale to help bolster the reserve fund.
- Conferring greater flexibility to the Board to establish and revise rules.

At this point the document is being sent back to the attorney with the comments from the committee for a fourth draft.

~ *Tom Bowes*

8. WELCOME COMMITTEE

Lee Donnelly

*Welcome
to our
community*

If you are a new owner (or have owned in Villas West for some time) and would appreciate a visit from the Welcome Committee, please reach out to the office.

A suitable time can be scheduled to receive the
New Homeowner Packet &/or
a visit from the Welcome Committee.



*Thank you, Lee Donnelly,
for the image of this inspiring message.*

**SEE SOMETHING,
SAY SOMETHING**



If you see something, report it !

We all play a role in keeping our community in good condition. As you're going about your day, if you see something that needs attention, such as a burned out light bulb, please report it to the office.

If you fill in the work order from the new FirstService portal, www.VillasWestCondo.connectresidential.com you would be helping out the office staff.



SOCIAL EVENTS

Lila Szedlus

All events are held at Penasco Park unless otherwise noted and are open to tenants & owners.

Other than the Coffee Hours, you are required to obtain a ticket by signing up at the office.

We need to know how many people food is to be provided for.

All activities listed on following page are subject to change and many details are currently being worked on so please keep checking for updates. Refer to website <https://villaswest.org/calendar> or stop by the office for current details.

~ *Lila Szedlus, Social Director*



LUNCH AND LEARN

Starting in January 2025 we will be continuing our **Lunch and Learn** program we started in Spring. Stay tuned to learn about upcoming topics coming soon.



COFFEE HOUR - October 17th

9:00 am until the coffee is gone.

Donuts and Scones will be served

OKTOBERFEST LUNCHEON

October 25th - Noon to 3 pm

Sign up in office to receive a meal ticket.



PATIO SALE

November 8th - 8:00 am to Noon

You must sign up in the office to be added to the map.

Villas will have balloons to indicate participation.

There will be a fee to offset the cost of balloons and newspaper advertising.

COFFEE HOUR - November 14th

9:00 am until the coffee is gone.

Donuts and Scones will be served



SOCIAL EVENTS

Come out and meet your neighbors and enjoy visiting with friends.

CHRISTMAS PATIO DECORATING CONTEST

November 15th until January 5th

Decorate your patio for Christmas.

Prizes will be awarded and you must be signed up with the office to be included. Judging takes place December 21-23, 2023 and prizes will be awarded & announced at the January Coffee Hour.

Decorations must be taken down by January 5th, 2025.



THANKSGIVING LUNCHEON - November 17th

Noon to 2:00 PM

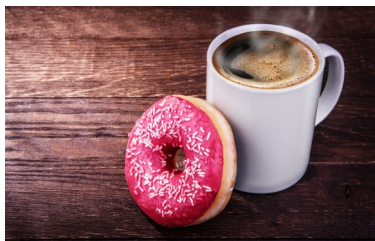
Sign up in office to receive a meal ticket.

CHRISTMAS PARTY - December 7th

Join us at the American Legion 66 on to celebrate Christmas with your Villas West community.

More details to follow at a later date.

Sign up in office to receive a meal ticket.



COFFEE HOUR - December 12th

9:00 am until the coffee is gone.

Donuts and Scones will be served

CHRISTMAS PARADE

December 18th - 11:30am until 1:00pm

Decorate your golf cart, car or bicycle. You can even walk!

The parade goes through the entire community and then meet at Penasco Park for cookies and hot chocolate.

Sign up in office for the parade and also to receive a ticket.



HAVE YOU MET CHILI?

An interview with **Ramone “Chili” Ivarra, Painter**
by *Linda Djupstrom*

Linda: What was your first job?

Chili: When I first started working, I was 12 years old and I worked in my family business. We sold beverages like flavored water and champurrado (hot chocolate).

Linda: Where did you work before this position?

Chili: A big green house that grew only marijuana.

Linda: What sort of duties do you have at work?

Chili: I am part of the painting crew. We do repairs on the buildings first and then we paint.

Linda: How would you describe your job to a bunch of five-year olds?

Chili: I have an 8-year-old son and a set of 4-year old twin boys. I would have them draw a house and then paint it and explain that is what I do in real life at work.

Linda: What are the toughest challenges you’ve had at work?

Chili: No challenges. When I started working here, I had a lot of experience in this area so it wasn’t hard to catch on. I don’t mind working in the heat, when it is hot we work outside in mornings and then work on inside jobs when it is hot.

Linda: What’s the part of your job you like the best?

Chili: I like everything I do; I like getting to work with people I like and getting to meet and know the homeowners.

Linda: What’s your secret talent that no one knows about?

Chili: I play the accordion and bass guitar, and I sing. I am in a band too; I just love to play and sing.

Linda: What kind of music do you like?

Chili: Mexican country music.

Linda: What brings you joy?

Chili: To spend time with my family always!



HAVE YOU MET CHILI?

Continued

Linda: Do you have any pets?

Chili: Yes, our family has one dog (chihuahua) and her name Paleta (popsicle) and she is 14 years old.

Linda: Do you have any vacations planned?

Chili: We just came back from a vacation in San Carlos.



Linda: What's your least favorite chore around the house?

Chili: Everything! I don't like to sweep but I like to mop, I like to wash dishes if they have been scraped and I don't like to make my bed! I like things to have a super clean house but lately I haven't been doing much!

Linda: What's your favorite season?

Chili: Winter

"I play the accordion and bass guitar, and I sing. I am in a band too; I just love to play and sing." ~ Chili

Linda: What's your favorite thing to do on the weekends?

Chili: Leave the city and go into Mexico and visit friends in little villages. I get invited to play music and that is always fun.

Linda: Do you cook?

Chili: Sometimes.

Linda: What's your favorite food/meal?

Chili: I love beef – I could eat carne asada three times a week and never get tired of it.

Linda: What is the strangest meal you've ever eaten?

Chili: Pho (Vietnamese). Depending on where it is cooked it can be too strong.

Linda: What has made you smile recently?

Chili: I tend to smile and laugh all the time.

Linda: What's your idea of a perfect day?

Chili: Wake up late, have breakfast and then just chill with my family.

HAVE YOU MET CHILI ?**Continued**

Linda: Favorite drink?

Chili: Beer or a rice drink called Horchata.

Linda: What are the 3 items that you would take with you to a deserted island?

Chili:

1. One of my instruments so I could play music
2. Utensils to cook and eat with
3. Games – family fun

TELECARE SERVICES

TeleCare Service by Sheriff's Auxiliary Volunteers (SAV) offer a free daily phone call to Green Valley residents who live alone.

The TeleCare team places calls between 7:30 a.m. and 9:00 a.m., 365 days a year. If a resident does not answer after several attempts, the SAV Supervisor dispatches a SAV Patrol to check on the person.

Thankfully in most cases, the person is fine, but if they cannot be contacted at their home, SAV patrol members enlist the help of Pima County Sheriff's deputies who take over efforts to contact the resident.

For more information, or to enroll in the program, please call the TeleCare answering system at (520) 351-6706 to leave a message.

Your call will be returned within 24 hours.

Why did the ghost go to rehab?

He was addicted to boos.



LIVING IN VILLAS WEST



KUDOS KORNER

Praise, admiration recognition given to someone or something resulting from a particular action or achievement.

Send your KUDOS to VillasWestNewsletters.az@gmail.com

Kudos to the Newsletter Team!

I'd like to say that I really enjoy the newsletter that you put together for all of us at Villas West!

Kudos to John Anderson!

Our wildflower garden next to the office has also become a butterfly garden. This little space is thriving, and the butterflies are enjoying it immensely. Stop by and enjoy the beauty this has turned out to be!

A huge thank you to John for faithfully watering the plants!

Kudos to the Villas West Staff!

I think our staff inside the office and out on the grounds are amazing!

And I say this with absolutely NO reservations whatsoever!

Kudos to the Work Crew and to Diane!

The guys are doing a great job!

I would also like to thank Diane for delivering the newsletter to me each month.

Kudos to Ray Harries & the Maintenance Committee!

Thank you all for continuing to focus on our future needs at Villas West.

Your time & expertise is muchly appreciated. A huge thank you!

Kudos to the Paint Crew!

I just came in for a few days and I just want to let you guys know that the crew did an amazing job on the paint and cleaning up afterwards and I just wanted to say Kudos. Let them know they did an outstanding job!

LIVING IN VILLAS WEST

YOUR QUESTIONS ANSWERED

If you have a question &/or an idea you'd like to suggest, send it to VillasWestNewsletters.az@gmail.com and we may feature your question in a future newsletter issue. If you are thinking of a question, it is most likely others are as well so please bring it forward.



How do I sign up for Monthly eStatements?

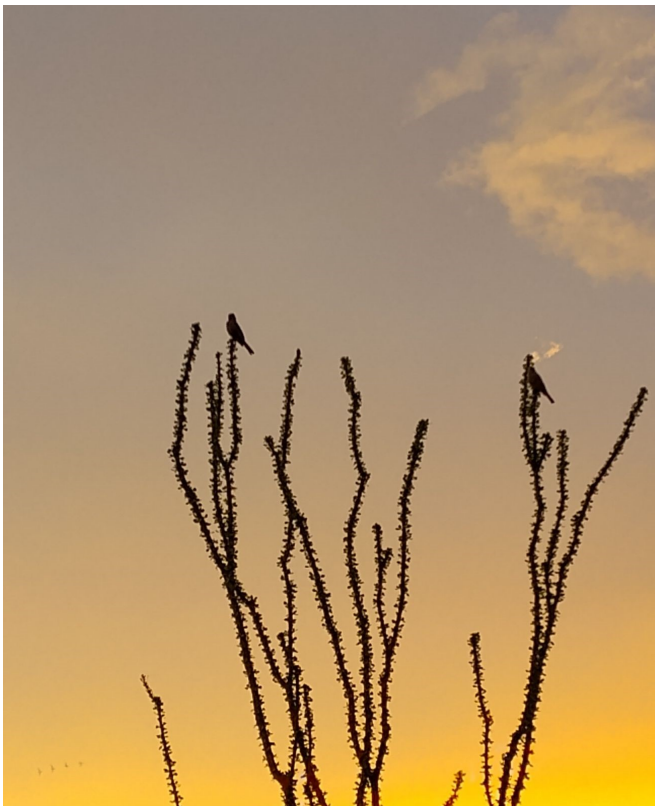
We are required by Arizona law to send out monthly statements for your account, whether you owe or not.

If you wish to reduce the paper coming to your mailbox, **sign up for Estatements** to receive your statements via email.

Visit the FirstService Residential e-Statement website: <https://estatements.welcomelink.com/arizona>

You will then be able to view up to 18 months of complete online statements.

Did you know? Choosing eStatements protects users from potential identity theft by eliminating unnecessary paper mailings that include personal information.



*Two birds on ocotillo having a conversation
about the colors of the sunset.*

Thank you, Dave Lash, for sharing the photo.



LIVING IN VILLAS WEST

GOOGLE REVIEWS

Google reviews can be a game-changer and we are actively seeking for your feedback. Please make sure to include "Villas West" on the review and the name of the employee(s) that you would like to recognize.



We Appreciate You

We are grateful to be your community management partner and hope your experience has been positive!

We'd love for you to let others know by posting a review on Google.
Here is the link to our local Google page:



<http://bit.ly/gmb-Tucson>

Thank you!

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LIVING IN VILLAS WEST

PARKING

YELLOW CURBS - You may **not** park along the yellow curb on Penasco and in the park circles. These areas are for loading and unloading only. **No** vehicles should be parked along the yellow curbs.

DID YOU KNOW? If you are a resident of Villas West and are visiting a friend within the community, you are **allowed** to use the visitor space. You are **not allowed** to park in visitor's parking for any other reason.

*Friendly
Reminders*

OVERFLOW PARKING ON TIERRA - There are very limited parking spaces and not enough room for long-term storage of vehicles. Please register first with the office if you want to park a vehicle on Tierra as a **parking permit is required**.

WORK REQUESTS

All crews members receive their direction from the office.
If you have a work order, issue or request, please call the office. **DO NOT** direct the crew.

We have work orders prioritized so Villas West can run as smooth as possible.
We organize, assign, prioritize, and track the work orders and key tasks.

There are a few items like landscape requests, door replacement, painting, and fence repairs that may take some time to finish due to the work schedule &/or the need to order items. Please know your request has been assigned and as soon as the staff is available &/or the supplies arrive, the request will be completed.

You can view work orders on the Connect Resident Portal.

www.VillasWestCondo.connectresidential.com

We have been noting requests so that you can see the status of your request or the reason it has not been completed yet.

DOGS ON VILLAS WEST PROPERTY

We have received multiple complaints regarding outsiders coming on the Villas West property to walk their dogs. We are asking, if possible, **get a picture of the dog as well as the dog owner's vehicle license plate** and turn the information into the office.

We are collaborating with our attorney to figure out a way that we can curb this activity.

View further information on the following page.



LIVING IN VILLAS WEST

PIMA COUNTY'S REGULATIONS REGARDING COMPLAINTS FOR ANIMAL WASTE

PIMA COUNTY LEASH LAW

Pima County has strict ordinances concerning dogs. Pima County Ordinance 6.04.030 states dogs are always to be on leash when outside of the owner's private property.

Your dog **MUST** be on leash at all time while your dog is on public and Villas West's private streets. This includes private roads and the desert Common Area governed by the Master Association and its Member HOAs.

Leash Law violations and bites can be reported to Pima County Animal Control Center at (520) 724-5900, extension #4. A dispatcher is available 7 days a week until 9:00 pm.

After 9:00 pm bites and violations should be reported to the Sherriff's Department.

It is helpful to have the date, time and location of the violation a description of the dog, and name &/or address for the owner, if possible. Pictures of the off leash dog are very helpful but violations should be reported with or without all this information.

VILLAS WEST PRIVATE PROPERTY

**** Revised August 2024 ****

Solid animal waste left on public or private property without permission of the property owner.

This code can be difficult to enforce since the violation needs to be observed by a law enforcement officer for a citation to be issued. However, if there is a vehicle present and you feel comfortable, take a picture which includes the entire vehicle and plate number. Please email this information to the Villas West office. With this information our attorney will send a "cease and desist" letter and if it happens again she will bring in law enforcement.

The following information is requested:

- A photograph documenting the incident, which includes the date, location and time of incident.
- The animal must be clearly identifiable in the photograph.
- A picture which includes the entire vehicle and plate number.
- Ideally, the animal owner's address provided.

If no vehicle present, then contact Pima Animal Care Center at 520-724-5972.



LIVING IN VILLAS WEST



BOARD MEETINGS

Board meetings will now be held on the fourth (4th) Thursday of the month, unless otherwise noted.

FLUSHABLE WIPES CLOG PIPES

Sewer systems and treatment plants were not designed to handle disposable wipes.

Don't flush them!

"Flushable" wipes don't break down — they clog sewer pipes and equipment.

Put them in the trash!



- Wipes may be labeled "flushable," but they don't break down in the system. Flushing them is like flushing a handkerchief or other item made of cloth.
- Our sewer systems were not designed to handle wipes. They gum up the system, clog pipes and pumps, and cost Villas West money in additional maintenance costs.
- If you must use wipes, put them in the trash, not the toilet!
- Many Villas West homeowners have experienced plumbing problems because of wipes, so do not flush them.

WATCH OUT FOR WORKERS

The workers are often in the street cleaning up landscape residue.

PLEASE watch for them as they **cannot hear** your car.

Why are birthdays good for you?

People who have the most live the longest.



LIVING IN VILLAS WEST

TWO BEDROOM VILLA

2 bedroom / 1 bath condo available for rent

December 2024, January & February 2025 (30-day minimum)



- \$1,800/month; utilities and Wi-Fi included
 - Washer & Dryer in Unit
 - No Smoking, No Pets
- Furnished, all towels and linens provided, as well as a fully functional kitchen
- GVR use available (tenant must purchase pass)
- East facing patio with peek-a-boo views of the mountains

Please call Susie at 970-318-2114 or email mayfield.susie@gmail.com

LOOKING TO RENT



ONE or TWO-BEDROOM VILLA

November 2024

April 2025

Contact Linda: sweeneylinda8@gmail.com

Why do seagulls fly over the sea?

If they flew over the bay, they would be bagels.



VILLAS WEST 2024

BOARD OF DIRECTORS

President	Linda Djupstrom
Treasurer	Tom Bowes
Vice President	Ray Harries
Secretary	Tim Schaid
Member at Large	Lila Szedlus

COMMITTEE CHAIRS

Documents & Communications, Budget & Finance,
Ad-Hoc Compliance and Ad-Hoc CC&Rs
Maintenance & Grounds
Architectural
Social Events

NOTE: use NEW email address to contact a Board member: villaswestboard.az@gmail.com

FIRSTSERVICE RESIDENTIAL

Homeowner Inquiries	arsupport.az@fsresidential.com
Address Changes	addresschanges.az@fsresidential.com
Click Pay	www.ClickPay.com or 888.354.0135
E-statements	https://estatements.welcomelink.com/arizona
General Inquiries	VillasWest.AZ@fsresidential.com

VILLAS WEST OFFICE

Dorothy Gates General Manager dorothy.gates@fsresidential.com	Liliana Ortega Assistant Manager liliana.ortega@fsresidential.com	Fernanda Corral Administrative Assistant fernanda.corral@fsresidential.com
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8:00 - 4:00 pm

520-393-7891

Schedule an appointment if you need to see Dorothy
VillasWest.AZ@fsresidential.com

460 South Paseo Quinta
Green Valley, Arizona 85614

EMERGENCY or After Hours: 520-256-5779

Calls will be answered before 8:00 PM. After 8:00 PM, leave a voicemail.

After Hours Emergencies include: Heating | Cooling | Exterior Sewer Line

Portable heaters and air conditioning units are available
at the office during business hours for temporary use.

We cannot respond after dark or during inclement weather.

Emergency service does not include turning on/off the water or lighting water heaters.

LOCAL SERVICES



PIMA COUNTY	Report Crime/Suspicious activity	(520) 351-4900
SHERIFF DEPARTMENT	Green Valley District Office	(520) 351- 6711
SNAKE REMOVAL	<i>Santa Rita Fire District*</i> (520) 629-9200 <i>*Formerly known as Green Valley Fire Department - July 2024</i>	
TRASH PICKUP	Titan Trash: If no trash pickup call	(520) 393-7891
LOCAL NEWSPAPER	Green Valley News	(520) 625-5511
BENEDICT LOCK SERVICE	Locksmith Services	(520) 481-5801

SERVICES: ELECTRICIANS

Cordero Electric	ME Electric LLC	Sunnyside Electrical LLC
(520) 398-9916 or (520) 429-3229	(520) 250-5051	(520) 891-8559
www.corderoelectric.com	meelectricaz@gmail.com	

SERVICES: PLUMBERS

Green Valley Plumbing	Sahuarita Plumbing LLC	Valentine Plumbing
(520) 625-8976	(520) 780-4507	(520) 444-9359
www.greenvalleyplumbingaz.com	www.sahuaritaplumbing.com	www.valentineplumbingaz.com

Swanson Plumbing

(520) 399-6290

<https://plumbinggreenvalley.com/>

Oscar's Heating & Cooling

(520) 342-8780

<https://oscarscooling.com/>

Villas West Management and Board of Directors do not warrant, recommend, endorse, or assume liability for any of these contacts.



NEWSLETTER SUBSCRIPTION

Would you like a copy of the monthly newsletter emailed to you?

Email VillasWestNewsletters.az@gmail.com with the following details:

1. First and last name
2. Email address
3. Villas West address (i.e. 123 A Pena)

ADVERTISE IN THE NEWSLETTER



**Do you have a rental, villa for sale,
or possibly need some help ?**

If you are interested in placing an ad in the newsletter,
contact the office for details or email:

VillasWestNewsletters.az@gmail.com

There is a fee for business advertisements however homeowners and tenants
may place a non-business ad and can do so at no charge.

Advertising will be accepted at the discretion of the Green Valley Villas West office.
Green Valley Villas West does not accept any responsibility for, nor does it endorse, any advertising
material presented in the Green Valley Villas West Newsletter.

*Villas West newsletter is the official document of the Board of Directors & Green Valley Villas West
Condominium Association and all published information herein constitutes notice to all members.*

The Board of Directors reserve the right to edit all submitted material.

If you would like your own copy of the newsletter, send your name and address to:

VillasWestNewsletters.az@gmail.com

You can also pick up a printed copy from the office.

Previous versions can be found on the website: <https://villaswest.org/newsletters>

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