

## MAY 2024

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## SUMMER POOL HOURS



May 1 through October 31  
 6:00 AM - 10:00 PM

Children under 18 years  
 11:00 AM - 1:00 PM & 5:00 PM - 7:00 PM

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## VILLAS WEST WILL NOW BE MANAGED BY A PROPERTY MANAGEMENT FIRM

### \*\*\* FIRSTSERVICE RESIDENTIAL \*\*\*

Your Board signed the contract with FirstService Residential after our Villas West lawyer, Wendy, approved the paperwork. Starting June 1st, Villas West will be under the umbrella of FirstService Residential, the largest property management company in North America. FirstService will be providing property management to Villas West. Please watch for more information being shared in the near future.

With any transition there is chaos and confusion. Please be patient with staff during this transition which is expected to be a 6-month period of time. Staff need to learn FirstService's system and for them to learn ours, policies need to be written, documents need to be updated and new files to be set up. None of this happens overnight.

Liliana and Dorothy are available to answer any questions.



**PRESIDENT'S MESSAGE****Linda Djupstrom**

The Villas West Condominium Association is a not-for-profit corporation. As a corporation, the association is governed by a Board of Directors which is comprised of owners who volunteer to serve the community. An association of our size, with a Board that is elected creates unique challenges as well because those of us who serve on the Board may not have experience or relevant knowledge needed to guide the association through any number of issues.

It took me about a year to begin to unravel what I needed to know, and I have had opportunities to learn more than I could have ever imagined that I needed to know. With my term ending in February 2025, all of that knowledge would be potentially lost when a new Board member takes my place.

When we originally surveyed the community and realized that many of you wanted the Board to research a management company, I was adamantly against it. After last few months of meetings with FirstService Residential, speaking with other large associations, checking references and consulting throughout the process with our attorney, I am now in favor of partnering with FirstService Residential for management services for Villas West. I have been convinced throughout our research and due diligence that this is a wise and prudent decision.

Currently the association has a 5-member board. It takes a great deal of effort to fill those five seats. There are also about 15 owners who have stepped up to be on committees and we cannot thank you enough for your participation and assistance. That said, it simply is not enough to allow the board to address the tasks at hand without professional guidance and advice.

When Ray and I spent the day in Federal court a couple of weeks ago we observed a few things. One of which was the Judge asking several times why an association of our size was not professionally managed. The judge went on to talk about the checks and balances that a management company would have provided. Then the lawyers from both banks made the argument that as the association has been self-managed, the board was responsible for the loss as the board is the one who hired the individual who allegedly stole from the association and the board was that person's supervisor. I am happy to say that our attorney, Scott Zwillinger, did an excellent job of handling those assertions and the judge ultimately ruled in the associations favor on that hearing date but that came with a clear message to Ray and I that we needed to consider the benefits of having a professional management company.

If FirstService Residential was managing our association at the time of the loss, the actions would have been more difficult to pull off, their oversight and processes would have limited the loss if not prevented it. They would have made the association whole while they took on the legal fight, we have engaged in for the past 2-½ years. They would have been the ones to have to find an attorney to accept the case and spent endless hours working with the attorney general's office gathering and providing detailed information and it would have been their leadership sitting in court rooms. The association would have sustained no loss. This is essentially an insurance policy for the association.

**PRESIDENT'S MESSAGE***Continued*

We need help. There are so many things that have not been planned for and there has been an avalanche of “needs attention now” areas that have landed in our laps with very little consideration in planning for them over the previous years.

So many of the things that should have been planned for were simply ignored to keep our monthly assessments down or were deferred to the next year or the next Board or the next manager and now these things cannot be responsibly postponed any further. They are creeping up and we need to address them in the middle of a huge insurance increase as well as increases in utilities, materials, etc. No planning was done for road maintenance and with our reserve funds suffering because of the embezzlement we are left in a challenging position. There was also no planning for the community's aging infrastructure, gas, sewer, water pipes, etc. that need updates as well as the overall upkeep of the buildings in general.

FirstService Residential will provide training and education for anyone interested in becoming an active board member as well as ongoing training and education for the current board. This is an important component in helping a new board member acquaint themselves with the laws, duties, and responsibilities of the position.

We will be keeping all current staff, and I am aware that there are some owners who have expressed concern and questioning if we have qualified staff. I have spent the last two years working closely with this group and coming from a management background, yes, I can see areas that need to be improved on. But I would like to say that I also see a group of people who have worked hard, harder than I would ever have expected and are committed to the family of Villas West. Our GM handled the storm basically by herself while Villas East's GM had the support of FirstService Residential and their local leadership. Dorothy did so by coming in extremely early, staying late and working weekends. That is an old-fashioned work ethic. Our assistant manager, Liliana, provides the best possible care for our owners. Her work ethic was demonstrated when her car broke down and she didn't have a way to work so she paid for an Uber to bring her to work early as she was the only one in the office that day. No matter what is asked of her, she never says no. Miguel, Carlos, Joseph, Marcos and Umberto and their crews consistently work to provide what is needed to keep the Villas in top shape and they do that with joy in their hearts and a song. It is inspiring listening and watching them work.

Our staff are relatively underpaid in comparison to In and Out Burger and McDonalds. FirstService Residential can provide benefits for our staff. We could never afford to provide that for our team, but FirstService has a large number of associates which allows them to offer affordable benefits.

Our GM and Assistant Manager will both begin taking classes to become certified. In Arizona there is no license for Association managers, however it is by certification and this will be offered at no cost to us. OSHA training, along with possible HVAC, water heater, and grounds certifications are all possible as well.

**PRESIDENT'S MESSAGE***Continued*

Beyond all of that though, there will be accountability, follow through and a manned Help Desk with live FirstService team members. They will be able to answer your questions, help you enter or report work orders, check your balance and anything else you may normally be contacting the office for but this is available 24 hours a day, 7 days a week, 365 days a year.

Because of FirstService's size and the number of associations partnered with them, we may be able to realize savings on our insurance premiums as well.

As to the question of cost, it appears that the cost will work out to about \$7.00 per month per villa. That said, the balance of the cost is being offset by savings for items we budgeted for but would no longer be responsible for paying while partnered with FirstService Residential.

In conclusion, the board and staff would like to thank you for two years of patience and understanding during the difficult situations we have endured. Between the embezzlement, the storm, and the lack of adequate planning for the Villas West future we believe we have successfully navigated through two of those situations now and will hopefully be concluding the third soon. We are beginning to see the fruits of our labor and from the many comments we have heard and read, you recognize this as well. For that, we are grateful.

Please understand that your board has spent the last three months looking at this issue of bringing on property management. Weighing the benefits against any costs. This decision is being made with a great deal of due diligence. I will also add that the transition will not be without some issues as this is change. On that note, Kristina Allen - VP with FirstService Residential and her staff have promised they will be here to assist during the transition.

After much more consideration and working with our attorney, the contract with FirstService Residential was signed and takes effect June 1st, 2024. More information will be shared as we move forward.

*~ Linda Djupstrom, President*

**LEGAL UPDATE**Criminal Case Update on JD Sotelo

Jesus Daniel (JD) Sotelo, former Villas West general manager, is awaiting trial on eight (8) felony charges as allegedly he stole thousands of dollars from Villas West, five other HOAs and a bookkeeping service. The indictment alleges Sotelo deposited money belonging to those entities into his personal bank account from July 30th, 2018, through September 30th, 2021.

Sotelo remains free and is monitored by Pima counties pretrial services until his case is resolved.

During the May 7th court date, a final plea agreement was given to JD's attorney. The judge shared he could understand the victims frustration, and what he was doing was for the victim's benefits. Another court date for May 28 and then the judge advised the attorney and JD that this was the final date; either JD accepts the plea agreement or the judge will set a trial date.



## LEGAL UPDATE - *Continued*

### Criminal Case Update on JD Sotelo - *Continued*

Next update will be available after the May 28th court session as we will know which way this case is headed.

### Civil Case Update on Wells Fargo and WaFd

Jesus Daniel (JD) Sotelo, former Villas West general manager, allegedly stole checks Green Valley Villas West Condominium Association made out to vendors on its Washington Federal (WaFd) Bank account, inflated the amounts and deposited them into his personal account at Wells Fargo. Sotelo allegedly would then pay the vendors and pocket the rest of the money.

According to the lawsuit, the checks either weren't endorsed or Sotelo simply printed the name of the vendor on the back of the check. Allegedly Sotelo deposited nearly \$235,000 and then created at least 53 fake invoices. Further allegedly, Sotelo stole checks (totaling nearly \$69,000) written to the association and deposited them.

Villas West attorneys alleged Wells Fargo failed in its duties by allowing Sotelo to deposit vendor checks into his account that were neither made out to him nor properly endorsed.

Wells Fargo's attorneys argued the lawsuit should be dismissed because the association didn't assert any "cognizable claim" against the bank under Uniform Commercial Code (UCC) provisions. The attorneys argued the association issued the checks and that a claim to re-credit an account under UCC can only be made against the bank that holds the customer's account and in this case, that's WaFd.

In his April 18 ruling, Judge Raner C. Collins wrote Villas West's claim against WaFD was timely because it isn't the association's duty to discover forged endorsements and in this case, the majority of the checks weren't endorsed and didn't contain any alteration or unauthorized signatures anyway. The judge said Wells Fargo's arguments were brought up prematurely and should be argued when the attorneys file their motion for summary judgment.

We wait to hear back from our attorneys for an update as discussions continue.

### **DID YOU KNOW "NEWSPAPER" STANDS FOR:**

- **North**
- **East**
- **West**
- **South**
- **Past**
- **Present**
- **Event Report**

## \*\*\* SEEKING NEW BOARD MEMBERS \*\*\*

Are you looking for a unique leadership opportunity? Have you been yearning to put your talent of strategic thinking, financial forecasting, organizational behavior, project management into serving a great cause?

Look no further! If you are committed to keeping Villas West healthy and financially viable, we are looking for you!

The Villas West Board of Directors is looking for a leader to join our board as two of our members' terms will be coming to an end. Linda Djupstrom & Lila Szedlus' terms will be expiring February 2025.



Our volunteer board has been the strategic heart of our organization ensuring that in the work for our residents, we deliver real results, and anticipate and respond to changes in our community.

If you are one or more of the following, we'd like to talk with you:

- Energetic and entrepreneurial business minded person, who is not already overextended with other commitments, eager to put their enthusiasm for improving our community.
- Individual who wants to utilize their expertise in helping the Villas West community.
- If you hold yourself to high expectations, then you'll find board service very rewarding.

We are looking for folks who will:

- Attend at least five (5) board meetings annually.
- Actively serve on one committee: Budget & Finance, Documents and Communication, Grounds, Architectural, Maintenance, &/or Social Events.
- Advocate for our needs in the community and among your Villas West neighbors' colleagues and peers.
- Always be curious to learn more about Villas West's needs.

Contact the Board for more details: [board@villaswest.org](mailto:board@villaswest.org)



## SUMMER HOURS

Our crews have officially gone to summer hours, and they are on the property from 6am to 2pm.

If you are having any issues with sewer backups or A/C, please call it in as soon as possible so that it can be taken care of prior to the end of their work shifts, if possible.





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

May has been a busy month for us here at Villas West.

Many of our residents have made their journey home, I hope you all made it home safely.

For those of us still on property, get ready for the hot weather, lucky for you, we have 4 beautiful pools that you can use to cool off in. Our pool hours are 6am – 10pm. We will continue to cover the pools during the times of high wind. Residents are not permitted to remove any covers in place. This becomes a liability to the association and a danger to those who try to swim. Please remember to follow the rules – no glass, food, or drink. Sounds carry in our quiet neighborhood so please be courteous and keep the noise down to a minimum if possible.

During the summer months we schedule our major projects and this year we will be closing the North Sarta pool for painting and the South Sarta Pool will receive all new mechanical. I have not scheduled these yet and as soon as I have a date, I will let you all know.

We removed 4 of our larger Eucalyptus last month and we will continue with our tree removal program in June. We will be using El Valle Landscaping to remove the remaining trees. Most of the work will be done on weekends and once again, once I have a schedule, I will get it out to you all. My hope is to get all the trees that require removal done this year so we can focus more on the trimming and topping next year.

Humberto removed an oleander at the south end of 92 Pena and will be scheduling the removal of a couple of plants behind the office next. We will continue with the oleanders Ray so graciously earmarked for removal as time permits.

Our masons recently uncovered a very large crack in a wall at 175 Tierra. Once the void was cleaned out, you could see out from the inside of the unit. I must once again issue Kudos to our crew who dug out around the foundation to make sure there were no deeper issues. No issues with the foundation so they were able to add rebar where needed and pour new concrete. This crew is amazing in the work they do!

I am sure many of you know or have heard, Villas West Board has signed a contract with FirstService Residential to manage the property. FSR has honored the wishes of the Board and will be keeping all staff on payroll at their current wages and positions. We have held several meetings with the management of FSR and feel this is a good direction to take. Their oversight, guidance, and accountability will be invaluable to our Association. The official start date is June 1, 2024, but here in the office, we have been busy with supplying the documentation needed to get us set up in their system, not only for the association but for the staff too.

I am sure there will be many changes, but my hope is for our residents to not see much of a change in the service, appearance, or convenience they have all become accustomed to. The full transition will take some time and I ask that you give us the patience and time needed to get through this process. Please keep an eye out for more information and future meetings regarding this. I wish you all a happy summer! Stay cool and hydrated out there.

*~ Dorothy Gates, General Manager*



## DOROTHY'S FRIDAY UPDATES

To view past Friday email updates, visit the website:

<https://villaswest.org/gms-friday-updates>

## POOLS

Many of you will be happy to know that the hours for the pools are now 6am-10pm.

The pools will be covered if there is high wind as the blowing debris is hard on the filters and it takes hours to clean.

The pools will also be covered if there is an issue.

Per our rules and insurance liability, only trained staff are allowed to uncover the pools.

Partially uncovered pools are dangerous as you can become disoriented and find yourself under the cover and unable to get air causing a possible drowning.

Per Villas West, food, drink and music is prohibited inside the pool area.

## PARKING

Parking and vehicle policies apply to anyone residing in a unit for any length of time.

- Per Villas West rules all owner and tenant vehicles must display a permit or temporary pass on their vehicle.
  - These vehicles are permitted to park in the unit's deeded spot or in overflow parking on Paseo Tierra.
  - No owners or tenants are allowed to park in visitor designated spaces.
- Owner and tenant permitted vehicles are subject to towing if parked in a visitor spot.

## INSURANCE

As many of you are aware, we received a large increase in our insurance for this next year - total premium increased by \$160,000. The Board and GM have contacted other carriers in an attempt to find comparable coverage at a lower premium.





**GENERAL MANAGER'S REPORT***Continued***INSURANCE - *Continued***

The insurance company has asked many questions regarding our property and one question that we are unable to answer is "How many units still contain the Federal Pacific electric panels" ? We are unable to answer this as this panel is located inside each unit. The office is asking for our owners to let them know if the panels have been changed as well as if any wiring has been updated and if your unit has smoke detectors.

Keep in mind that we are only on step 1 of this process and currently there is no requirement for you to change these panels. We are working with the insurance companies to see what options we have regarding this and what would our savings be if homeowners were to change these out.

The more information we have, the better our premiums will be.

Please respond to the office with the following details:

- Has your electric panel inside your unit been upgraded from the original Federal Pacific?
- Do you have smoke detectors in your unit?
- Has any original wiring been updated?



Your answers could help as we are working on ways to reduce our premium for next year.

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## FEDERAL PACIFIC ELECTRICAL BREAKERS

One of the most prominent dangers of a Federal Pacific electrical panel that was installed in the Villas West units is the Stab-Lok breakers are prone to overheating and malfunctions.

Current estimates predict that faulty circuits from a Federal Pacific panel are responsible for nearly 3,000 residential electrical fires every year. As a result, some insurance companies are now or possibly will be requiring the breakers to be replaced inside each individual unit.

Please advise the office if the electrical panel inside your villa has been updated.

For more details please contact the office.



**GENERAL MANAGER'S REPORT***Continued***LOANS FOR A VILLA PURCHASE - UPDATE**

With our insurance renewal in June 2023, our deductible for wind/hail increased from 5% to 10%. Unfortunately, we have learned that this is unacceptable for some loans such as Federal Housing Administration (FHA).

We were informed by our insurance company they would not consider reducing this deductible for at least another year. The Board agreed to renew with American Family for this year. We will continue to work with other carriers to see if they can issue with a 5% deductible.

We have learned these are two (2) companies that will loan on Villas West purchases:

1. Washington Federal (WaFd)
2. Guaranteed Rate

We will keep you informed as we learn more.

**What did the little corn say to the mama corn?**

**Where is pop corn?**

**UPCOMING BOARD MEETINGS**

The Board of Directors meet on the third (3rd) Wednesday each month.  
Meetings begin at 9:30 am, unless otherwise noted.

**NEXT MEETING\* October 2024**

There are currently no scheduled meetings planned until the fall, however there is a lot going on so meetings will be communicated as the needs arise.

\*In-person meetings at Friends in Deed will resume in the fall  
and until then, meetings will be held via Zoom.

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



## YOU HAVE A RESPONSIBILITY TO KEEP YOURSELF INFORMED

**STAY INFORMED**

Become more familiar with the happenings with Villas West & the Board's priorities by doing the following:

### 1. Attend meetings

- If you don't attend meetings, at a minimum read the monthly meeting minutes. Ask questions if you don't understand.

### 2. Rules and Regulations & By-Laws

- Obtain a copy of the rules and by-laws from the website or office and read them. <https://villaswest.org/governing-documents>. These are guidelines the HOA Board must follow.

### 3. Covenants, Conditions & Restrictions (CC&Rs)

- Obtain a copy of the CC&Rs from the website (<https://villaswest.org/governingdocuments>) or pick up a copy at the office. These are the rules all property owners must follow.

## ASSOCIATION RESPONSIBILITIES

Association responsibilities are dictated by our CC&Rs. We cannot shift our responsibilities to owners to try and save on insurance or monthly dues. If you are unsure if the Association or the owner is responsible for an item, please come to the office for a list or visit our website [www.villaswest.org](http://www.villaswest.org).

There are ways that owners can help us save money:

- **Conserve Water**

- ⇒ We perform a monthly water audit and have noticed that our high usage is for the residential units.

- **Change Air Filter**

- ⇒ Make sure your air filter is changed regularly which helps the lifespan of your HVAC unit.

- **Return Requested Information**

- ⇒ Return information such as the sewer survey and report to the office the status of electrical panels, wiring, and detectors in your unit.

These are just a few ways you, the homeowner, can help the Association with costs that we are required to pay.

## 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.

What do you call a pudgy psychic?

A four-chin teller.

## COMMITTEE REPORTS

### 1. TREASURER

**Tom Bowes**

We are happy to report that things are still looking good. We are operating \$73,980.52 below budget. We currently are in a hold pattern for roof replacements so we are showing \$214,157 below budget but once we begin with the roofs, this variance will be gone. We are \$41,000 over budget in HVAC replacements currently and we hope to come in at budget by the end of the year.

Our Ameriprise account is sitting at a healthy \$1,240,045. The Board agreed to use funds from this account to pay the insurance in full in the amount of \$279,266.88 which will give us a savings of \$13,479.03. We will be paying the investment account back in monthly installments of \$23,273 which will be invested and put back into our ladder of investments.

With FirstService Residential coming on Board, we will be ending our contract with Don Overturf effective June 30, 2024. FSR will take over the financial reporting and oversight. We thank Don for his commitment to Villas West these past couple of years and for the wonderful service he provided our Association.

## 2. DOCUMENTATION & COMMUNICATIONS

Tom Bowes

Projects underway:

- By-Laws need to be reviewed & revised
- Architectural documents being updated
- Newsletter - April issue released

## 3. GROUNDS

Ray Harries

*The Grounds Committee will have an update for the October Board meeting. As there are a number of projects identified, the April report is shared once again to keep these activities top of mind. Updates are added where available.*

The Grounds Committee is a very proactive committee and presently I have over 25 pages of meeting notes. 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 are:

1. The Committee has divided our community into four quadrants and members have looked at areas that may benefit from an infill of cactus plants or transplanting volunteer plants this spring from areas where they are not needed.

*UPDATE: The Committee members have been busy planting cactus 'volunteers' and other plantings. In one day, over 25 cacti were planted! They have planted 70 other plants with many more coming later in the fall and winter.*

2. Supplemental planting of drought resistant flowering plants in the wild flower garden north of the office. Twenty (20) flowering plants were planted last month by the committee members.
3. Dispersing of native wild flower seeds collected or purchased by committee members throughout the flower garden area north of the office and at selected areas in our community will commence this month and continue through next fall and winter.
4. Publish Pima County's publication addressing unwanted animal waste within our private parks and dogs running off leash in our General Managers "Friday Blast" the Villa's West Newsletter several times a year and recommendations of how to report violations.

### 3. GROUNDS

*Continued*

5. Due to the continuing problem we have with animal waste, either associated with community residents or outsiders, the Grounds Committee will coordinate with the General Manager for the purchase and installation of two more dog waste stations this spring, similar to those existing throughout our community and two more next year to completely cover all of our parks. This year one will be installed in the park at North Tierra and the other in the 200 block of North Quinta. The signs are on order and should be in soon.

*UPDATE: Dog waste stations have arrived and are now installed.*



6. Also due to the same problem described above, the Grounds Committee will also coordinate with the General Manager the installation of eight low profile signs for our pool park areas, one at each pool entrance near the street and sidewalk. The sign will read “no pee/poop zone” with a dog pictured inside a circle with a slash running through it. The signs are on order and should be in soon.

*UPDATE: These signs were ordered and are expected to arrive the week of May 13th.*

#### Future planning projects in 2025:

1. Finish installation of the last two dog waste stations so that all Villas West grass park areas are all served with a dog waste station. One 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 the one in the cactus across from the office and those existing at Desert Meadows Park. Potential sites are currently under study.
3. Study relocating one of the three picnic tables in the 200 block of North Sarta to the green park area at the north end of Tierra, which currently has none.



**3. GROUNDS***Continued*Grounds Requests

There have been approximately 40 grounds requests year to date for plant removals, plant relocating and/or plantings all have been approved.

Trees Blown Down

As a result of two Palo Verdes blowing down during a wind storm two weeks ago, 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. Bob 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.

Lastly, I would like to thank Bob Djupstrom 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*

**4. MAINTENANCE****Ray Harries****Long-Range Plans Update and Maintenance Committee Report**

The Maintenance Committee will next have an update at the October Board meeting. As there are eleven long-range maintenance plans, the April report is shared once again to keep these top of mind.

The following eleven 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.

## 4. MAINTENANCE

*Continued*

The Maintenance Committee met in March 2024 on the following long range plans. We only have three members, myself included, so your help in joining our committee would be greatly appreciated.

The eleven long range plans are:

- Roof replacements
- HVAC replacements
- Water heater replacements
- Tree maintenance/removals
- Oleander removals/sewer line routings
- Patio painting • Pools
- Water conservation • Sidewalk safety
- Americans with Disabilities Act (ADA) handicapped ramps
- Road repairs and preventative maintenance

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

Lastly, I would like to thank Bob Djupstrom 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 now have most all the materials we need 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 a couple of our ground employees once all the needed materials are finally gathered for installation later this summer.

**What do you call people who sleep in their socks?**

**Tiny.**



**4. MAINTENANCE*****Continued***

The following is the first quarter update for 2024:

**1) Roofs**

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:

1)233 Tierra (done)	234 Quinta
2)316 Sarta (done)	133 Pena
3)133 Sarta	144 Sarta
4)329 Quinta	408 La Canada
5)105 Sarta	329 Pena

**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 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. 10 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 Heaters**

2024 replacements to date are 14 with a yearly budget amount for traditional yearly failures being 25, which equals a 56% failure rate in the first quarter of 2024. Projecting out through 2024 could be 56, 31 over budget. We hope for the best, but it looks as if we will go over budget in 2024.

## 4. MAINTENANCE

*Continued*

### 3) Water Heaters - *continued*

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 dues increases.

### 5) Oleander removals/sewer line routings

In 2023, we identified 65 Oleander shrubs to be removed to save money on sewer line repairs, blockages and maintenance problems. To date, we have removed 10 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.

### 6) Patio painting

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

### 7) 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.

## 4. MAINTENANCE

*Continued*

### 8) Water conservation

Presently being studied by Jeff Miller and Colleen Hay of our Maintenance Committee are the proposed conversions of four pool sites from green irrigated lawns to decorative gravel with a cost saving analysis to determine yearly savings from eliminating lawns, maintenance, weed/fertilizers and irrigation. This is just a study to inform the owners of cost cutting alternatives to the yearly budget.

Also being studied is the conversion of five half parks throughout our community. 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)

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 and streetlight identification numbering system

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.

### 10) ADA sidewalk ramps 10-year plan

- 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.

## 4. MAINTENANCE

*Continued*

### 10) ADA sidewalk ramps 10-year plan - continued

- The estimated 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.

### 11) Road repairs and maintenance

We do not have, nor have we ever had, to my knowledge, a road maintenance budget fund.

Back in 2019 our community roads were unmaintained for years prior and in terrible condition. A contractor came through in 2020 and pressure cleaned all asphalt cracks of debris, then hot tarred the cracks followed by an oil mixture seal coat. Then on Tierra, Penasco and Sarta a chip seal of crushed rock was applied. Quinta and Pena were not chip sealed with crushed rock and are now in a state of deterioration. Since we did not have a road maintenance fund set aside, we paid for these improvements out of our reserve fund to the tune of \$250,000, plus or minus. My best guess to bring these two sections up to the same condition of Tierra, Penasco and Sarta to be \$200,000 more or less.

Long range plan #11 will be a road restoration and preventative maintenance 2-4 year plan for both Quinta and Pena which road surfaces are now and have been in decline. This plan will estimate the costs to high pressure spray out about two miles of debris in the existing cracks in our asphalt road surface and apply a hot tar sealer or chip seal the entire road such as we did in 2020 on Tierra, Sarta and Penasco, depending upon a road contractors inspection and recommendations, something we should evaluate every year to extend the longevity of our roads.

Both plans will partition Villa's West roads into 2-4 sections for budgeting purposes, hence the proposed 2-4 year plan for roads. Now is a good time for your Board to lay the foundation for a long term road maintenance budget fund so maintenance monies won't be drawn out of our reserve fund as in past years.

For your information Villa's West has close to 10 miles of sidewalks and over 2 miles of asphalt roads and parking areas.

*~ Ray Harries, Chair*

## MAINTENANCE COMMITTEE

Looking for volunteers.

There are currently two members, including Board member Ray Harries as Chair.

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

Let the office know if you are interested.





## 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. Change Out Circuit Breaker Box

- Contractor License and Insurance Certificates must be on file with Villas West office prior to work being performed
- Owner to contact Villas West office when work is completed so office records are up-to-date

### 2. Install Golf Cart Pad

- Contact Villas West office prior to work being performed
- Must use approved pavers
- Owner to contact Villas West office when work is completed so office records are up-to-date
- Owner responsible for upkeep of Golf Cart Pad

### 3. Light Post Requested - "On Hold" until request possibility is Verified

- Villas west to determine if this request is possible
- If request is possible, Villas West will perform work

### 4. Install Walkway

- Contact Villas West office prior to work being performed
- Must use approved pavers - Owner to complete, submit and conform to VWAS 07 #2 Form
- Owner to contact Villas West office when work is completed so office records are up-to-date
- Owner responsible for upkeep of walkway

### 5. Install Golf Cart Pad - Denied

- Site = Too narrow and over top of gas line

### 6. Disabilities Access Ramp Needed Opposite Side of Street

- All work to be performed by Villas West

### 7. Install Ramp Near Parking Space - Denied

- Site for Requested Ramp not Conducive

### 8. Remove Old & Replace with New Electrical Panel Inside Unit

- Owner or contractor must obtain permit and provide a copy to Villas West office which will be kept on file
- Contractor License and Insurance Certificates must be on file with Villas West office prior to work being performed
- Owner to contact Villas West office when work is completed so office records are up-to-date

~ *Tim Schaid, Chair*

## 6. AD-HOC COMPLIANCE

**Tom Bowes**

The patio violations started being issued and this will take time as there are hundreds to address. With the office being short staffed the process has slowed down plus with FirstService Residential, 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 over-grown 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**

It is a priority to update our Covenants, Conditions and Restrictions to bring them to current standard and to align with Arizona state laws. This committee is reviewing existing documents and noting changes that they see that should be addressed. Once their suggestions are collected, the information will be presented to the Board to review. Once all suggestions and changes are addressed, the “Final” draft will be submitted to the Attorney.

Stay tuned for some meetings that will be held for owners as we must obtain a 67% owner approval to record.

## 8. WELCOME COMMITTEE

**Lee Donnelly**

Welcome New Homeowners!

The Villas West Welcome Committee has been busy with seven (7) new owners to welcome to our community and to share information about Villas West, GVR, and Green Valley in general.



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.

## SOCIAL EVENTS

**\*\* Please keep checking for updates and times of events \*\***

Please Note: The Yack and Yarn group and Game Day are taking a break until September.

See you in the fall !



## 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

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, citizens may have a Third Party Citation issued by calling Pima Animal Center and providing the following information:

- A photograph documenting the incident, which includes the date, location and time of incident.
- The animal must be clearly identifiable in the photograph.
- The animal owner's address must be known and provided.
- The complainant must be willing to testify in court.
- If two independent witnesses from separate address are willing to testify, a photograph may not be required.

Register an animal waste complaint by phone with Pima Animal Care Center at 520-724-5972.

## HAVE YOU MET ANTONIO ?

An interview with Antonio Arenas – Mason (*and more*)

by Linda Djupstrom

*Linda: Where did you work before this position?*

Antonio: I worked for many different contractors remodeling houses and doing masonry and concrete work. I have been with Villas West about 1-½ years.

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

Antonio: Paint, patch, repair the adobe bricks, (I make adobe bricks for the Villas), repairs of the sidewalk.

*Note from interviewer – Antonio is responsible for the beautiful walkway in front of the office.*

*Linda: What advice would you give regarding work to a bunch of five-year-olds?*

Antonio: I would tell them to do the best job you can but always do it as though it were for yourself.

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

Antonio: Work wise there are no obstacles – my past work has provided me with a solid base.



*Linda: What is the most unusual thing you've encountered while working at Villas West?*

Antonio: There is nothing unusual but just working here I feel very comfortable, I feel like I am a part of a family.

*Linda: What is the most gratifying aspect of what you do?*

Antonio: When people tell me it is beautiful, and they like it. Those words mean a lot to me.

*Linda: Where did you grow up? And what is a favorite memory of that time?*

Antonio: I grew up in Mexico without parents, my dad left when I was little, so my growing up years are a little blurry.

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

Antonio: I like to cook, not too many people know that.



**HAVE YOU MET ANTONIO ?*****Continued***

*Linda: Who has had a great influence on you?*

Antonio: My wife, Siria, who I have been married to for 32 wonderful years, she is the person who has inspired me to do good. I admire and love her.

*Linda: What's something you're proud of?*

Antonio: Very proud of my work, my accomplishments and the many friendships I have in my life.

*Linda: What kind of music do you like?*

Antonio: Country

*Linda: What brings you joy?*

Antonio: A lot of things bring joy to me, especially thinking about my siblings. There were 6 of us and we lost one during COVID and now there are 5.

*Linda: What's your favorite holiday?*

Antonio: My birthday ! Yes, my birthday may not be a legal holiday but we consider it one.

*Linda: Do you have a pet?*

Antonio: No

*Linda: What's your favorite season?*

Antonio: Cinco de Mayo ! (...and this was said with a great deal of humor.)

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

Antonio: Take my wife out to a nice restaurant and play with my grandkids. Recently one of my granddaughters made her first communion in Tubac and we were all excited.

*Linda: What is your favorite drink?*

Antonio: Mexican fruit drinks like watermelon specially.

*Linda: Coffee or tea?*

Antonio: Tea

*Linda: What's your favorite food/meal?*

Antonio: Fried fish with vegetables.



**HAVE YOU MET ANTONIO ?*****Continued***

*Linda: What would you bring to a potluck dinner?*

Antonio: Shrimp cocktail – I love seafood !

*Linda: What is your favorite snack?*

Antonio: Chocolate – anything chocolate.

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

Antonio: Wash dishes! When I do, Siria says I don't do them well enough.

*Linda: What's the craziest thing you've ever done or seen before?*

Antonio: When learning how to drive, when I was driving in circles my car went under a parked semi and it became a convertible on the passenger side. Luckily no one was sitting there.

*Linda: What makes you laugh? / What has made you smile recently?*

Antonio: My granddaughter mostly speaks English, and she says I should speak English better. So I asked her to be my teacher and when she teaches me, she gets mad because I am not learning at the pace she thinks I should be. I told her teachers don't get mad and she told me, well I do and I will !!

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

Antonio: Spend time with my mom and hug her.

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

Antonio:

1. Water
2. Food
3. Camel

*Linda: If you could sit down and have a conversation with any 3 people – alive or deceased – who would they be and why?*

Antonio:

1. My grandfather – because he is the one who showed me how to work. He helped me a lot and taught me whoever perseveres will reach their goals.
2. I love baseball and I would love to get a chance to sit down and talk with a professional baseball player. My grandson is a good baseball player and will be going to the UA and will be playing baseball.

*Linda: What is your favorite Spanish word or phrase?*

Antonio: Te quiero mucho! I love you very much!



## 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 [newsletter@villaswest.org](mailto:newsletter@villaswest.org)

#### *Kudos to Gerardo !*

Gerardo is terrific ! Skilled ! Polite ! Punctual !

#### *Kudos*

We have sold our villa [and] we want to thank all of you for making the last 8 years we were here such a pleasure !

#### *Kudos to the Board*

Thank you for all you do & the many long hours you put in for our safety, beautification, and care of Villas West. We know you are working hard while we are enjoying ourselves or lounging at the pool. Please know your dedication and efforts are so appreciated.

#### *Kudos to Dorothy & Staff*

Thank you for all that all of you do, both behind the scenes and up front. I'm sure this isn't always an easy task & your dedication is so appreciated. I know there is a lot of stress to a job like this, especially with us elder folks.

#### *Kudos to all the Guys—Grounds, Pools, Maintenance, etc.*

Please know your work & dedication does not go unnoticed. You are hard workers and keep villas west looking beautiful! Personally, a huge thank you for the maintenance of the beautiful pools. (My passion)

So thank you—to ALL of you so very much for providing us with a very beautiful and unique place to live and enjoy. It certainly takes team effort and I hope I have not forgotten to thank anyone.

It is bittersweet moving, but we are going to be closer to family. We will always carry Green Valley and Villa West and the wonderful memories with us ... and we plan to come back to visit.

So—farewell (for now) and thank you all so much.

#### *Kudos to Dorothy and the Board*

Thank you Dorothy and the board for working so hard to keep Villas West a great place to live, and vacation as may be the case.



## LIVING IN VILLAS WEST



### BEE SWARM

A swarm of honey bees is typically composed of one queen and thousands of worker bees. Swarms can range from the size of a softball to larger than a basketball, depending on the number of bees.

Usually a swarm will move from the location within 24 to 48 hours, therefore, the bees will normally leave without causing a problem.

*Thank you to Dave Lash for sharing this photo from Villas West.*

### DO YOU LIVE ALONE?

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

This service can provide peace of mind to clients or their family members who are concerned about loneliness, security or personal safety of the person living alone.

A simple telephone check-in to ensure you are staying safe in your home.

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.



### HUMMINGBIRD

Hummingbirds feed on nectar from flowers, small insects and spiders, and sugar water at feeders.

*Thank you to Lee Donnelly for sharing this photo from Villas West.*



# LIVING IN VILLAS WEST

*Continued*

Crew hard at work replenishing gravel.



Friendly  
Reminders



## REMINDER OF THE RULES

Ensure Tenants, Visiting Relatives and Friends Adhere to all Rules and Regulations

- If you're leasing your villa, you're liable for maintaining the condition of the home and for the behavior of those who live in it.
- Make sure to familiarize tenants with the Villas West rules.
- Remember that if your tenant, guest or children break the rules of the Villas West Association, you are responsible.

## LAUNDRY ROOMS ARE NOT DUMP ZONES

Laundry rooms are not for dumping your unwanted items.

- If you have food donations, drop off at the office.
- Schedule a pick up for your unwanted items. Bulk Pick Up is offered for the 3<sup>rd</sup> Friday of each month - contact the office for more details.

Please keep the laundry rooms clean of unwanted items.



## LIVING IN VILLAS WEST

*Continued*

### LANDSCAPE DEBRIS PICK UP CURB SIDE

**Mondays and Thursdays**

The Landscape crew will pick up brush, branches, etc. from the curb on Mondays and Thursdays. This is for landscape debris only and is not for garbage or junk. There is a very reasonable rate for bulk pick up and we come to your unit and pick up your unwanted junk items.

Or, you can haul your garbage &/or junk to the local dump yourself.

Please place landscape debris in bags or boxes at the curb side only on Mondays and Thursdays.

---

### ROCKS ON GARBAGE CANS

Please do not place rocks on the garbage cans.

Titan Trash does not use this method as notification for vacancies.

If you use a rock to prevent javelina from gaining access to the garbage, please consider a lock for your can. The office does sell locks for \$15, and staff will install these. We have worked with Titan Trash and they have indicated that this is a better option for them and the javelina issue.

---

### BULK PICK UP

**3<sup>rd</sup> Friday of each month**

We offer bulk pick up for those unwanted items. The cost of this service is \$5.00-\$20.00 depending on the amount and size of items. Very large items may cost more.

If you have unwanted items, please schedule a pickup.

Remember, no items other than landscape debris is allowed to be placed on the curbs on landscape pick up days.

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### SNAKE &/OR GILA MONSTER REMOVAL

As we warm up, those unwanted critters such as snakes and gila monsters will show themselves. Green Valley Fire Dept. will remove these unwanted guests and relocate them.

Villas West staff is not trained or equipped to safely remove snakes and gila monsters.

Call 520-629-9200 for removal of dangerous critters.





**LIVING IN VILLAS WEST**

*Continued*



**LOOKING TO RENT A  
ONE or TWO-BEDROOM VILLA**

**November 2024**

**April 2025**

Contact Linda: [sweeneylinda8@gmail.com](mailto:sweeneylinda8@gmail.com)

**What does a pig put on dry skin?**

**Oinkment.**

**GREEN VALLEY OWLS**

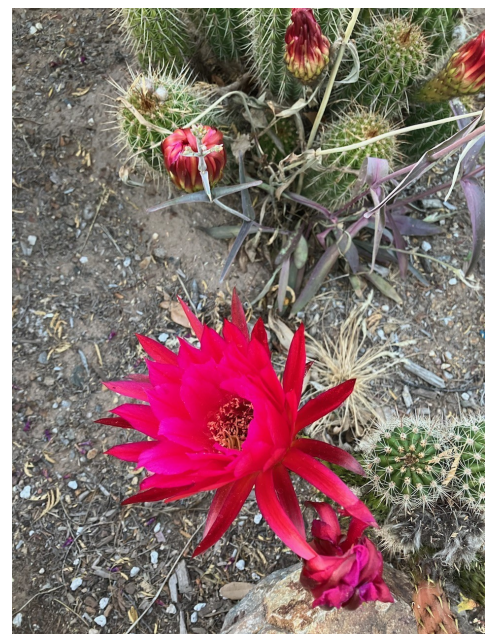
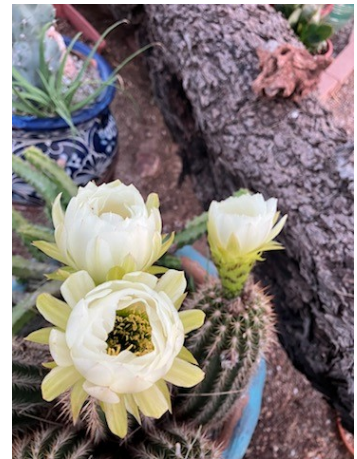
*Thank you to Lee Donnelly for sharing these owl photos.*





## CACTUS BLOOMS

*Thank you, Charlie Kiefer, for these photos.*





## LIVING IN VILLAS WEST

*Continued*

### PROVIDE CURRENT INFORMATION

Make sure the office knows how to reach you in case of an emergency.



- It's the responsibility of the homeowner to notify the Villas Office of any address changes.
- Many of you are returning to your primary home. Have you updated the office with how to contact you?
- If you rent out your villa, provide tenant's contact information to the office.
- The Homeowner Contact Update Form is available on the website (<https://villaswest.org/forms>) or pick up a copy of form from the office.

## MEMORIAL FENCE

We have a unique feature on Villas West grounds. Lou Kifer has spent many hours creating this special area to memorialize our loved ones (two legged and four legged ones).



If you wish to participate, please use the form on the following page, or pick up an order form at the office. Complete and return the form to the office.

We will notify Lou and she will handle the ordering of your tag and lock. The starting price is \$80 but can be higher depending on what you want on your tag.

For more details, contact the office.



# MEMORIAL FENCE



## Would you like to honor a special friend or pet?

Create a special message to be engraved onto a 3" x 3-1/2" brass plaque which can then be locked onto the Memorial Fence.

Simply complete the information below & return the form to the office. Payment is due upon placing the order.

You will receive an email with the PDF of your plaque for approval. Once the plaque has been engraved and ready, you will be notified.

You pick up the plaque from the office, complete with padlock and key. One extra key will be retained at the office.

You can lock the plaque onto the 6' x 10' Memorial Fence located at the four corners - Quinta and Penasco.

This is an example of an engraved plaque.



**\$80.00 per plaque, including tax, for up to 60 characters. Quote required for over 60 characters.**

Plaque measures 3" x 3-1/2"

Your Name: \_\_\_\_\_

Email: \_\_\_\_\_

Phone: \_\_\_\_\_

Information you want on your plaque:

Image desired:

Drop off completed form to the office or email [admin@villaswest.org](mailto:admin@villaswest.org)

Date paid: \_\_\_\_\_



**LOCAL SERVICES**



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

**SERVICES: ELECTRICIANS**

<b>Cordero Electric</b> (520) 398-9916 or (520) 429-3229 www.corderoelectric.com	<b>ME Electric LLC</b> (520) 250-5051 meelectricaz@gmail.com	<b>Sunnyside Electrical LLC</b> (520) 891-8559
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**SERVICES: PLUMBERS**

<b>Green Valley Plumbing</b> (520) 625-8976 www.greenvalleyplumbingaz.com	<b>Sahuarita Plumbing LLC</b> (520) 780-4507 www.sahuaritaplumbing.com	<b>Valentine Plumbing</b> (520) 444-9359 www.valentineplumbingaz.com
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<b>Swanson Plumbing</b> (520) 399-6290 https://plumbinggreenvalley.com/	<b>Oscar’s Heating &amp; Cooling</b> (520) 342-8780 https://oscarscooling.com/
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Villas West Management and Board of Directors do not warrant, recommend, endorse, or assume liability for any of these contacts.



# VILLAS WEST 2024

## BOARD OF DIRECTORS

## COMMITTEE CHAIRS

President	<b>Linda Djupstrom</b>	
Treasurer	<b>Tom Bowes</b>	Documents & Communications, Budget & Finance, Ad-Hoc Compliance and Ad-Hoc CC&Rs
Vice President	<b>Ray Harries</b>	Maintenance & Grounds
Secretary	<b>Tim Schaid</b>	Architectural
Member at Large	<b>Lila Szedlus</b>	Social Events

Use this email address to contact a Board member: [board@villaswest.org](mailto:board@villaswest.org)

# VILLAS WEST OFFICE

**Dorothy Gates**

General Manager

**Liliana Ortega**

Assistant Manager

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

*open position*

Administrative Assistant

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

**8:00 - 4:00 pm**

**520-393-7891**

Schedule an appointment if you need to see Dorothy

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.



## NEWSLETTER SUBSCRIPTION

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

Email [newsletter@villaswest.org](mailto:newsletter@villaswest.org) with the following details:

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

Previous editions of the newsletters can be found on the website:

<https://villaswest.org/newsletters>

## ADVERTISE IN THE NEWSLETTER



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

If you are interested in placing an ad in the newsletter,  
contact the office for details or email: [newsletter@villaswest.org](mailto:newsletter@villaswest.org)

There is a fee for business advertisements however homeowners and tenants  
may place a non-business ad 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.

## NEWSLETTER SUBMISSIONS

Do you have some information you would like to share? How about poetry, short stories,  
photographs, recipes ...? We will publish contributions in the upcoming newsletters.

Send your material to: [newsletter@villaswest.org](mailto:newsletter@villaswest.org)

Submissions will be reviewed and included in upcoming newsletters  
at the discretion of the Green Valley Villas West office.

*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: [newsletter@villaswest.org](mailto:newsletter@villaswest.org)*

*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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