



**2023**

In this issue:

President's Message

Board Meeting Dates

We Are Listening Upcoming Sessions

Are You in Compliance ?

General Manager's Report

Court Case Date in January

Annual Packet - Return Forms

Committee Reports

Christmas Party Donations

Social Events

Kudos Korner

Living in Villas West: Christmas Parade, Villas West Office Remodel, Hiking Group, Picking Fruit

Meet Your Board: Meet Lila Szedlus

Local Services Contact Information

Villas West Board & Office Contact Info

Newsletter Advertising & Submissions

**In observance of Christmas, the Office is closed December 25th & 26th.**

**Also, open for only 1/2 day on December 29th and closed January 1st.**

**Happy Holidays, Everyone !**



*Photo by Lou Kifer*

## **ANNUAL PACKET - OCCUPANCY SURVEY**

### **PLEASE RETURN**

**This is extremely important as our sewer cost is based on this completed survey. PLEASE RETURN THE SURVEY.**

**Our sewer cost went up \$200/month this past year from lack of returned surveys.**

This survey is in your annual packet however a "fillable" form is on the website <https://villaswest.org/> or you may pick up a copy at the office.



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

On behalf of your Board of Directors, I would like to extend warm greetings to all residents of Villas West as we approach the holiday season.

These last couple of years have certainly held a vast array of experiences and emotions for all of us. From the chaos of the storm to the completion of the office remodel, I am happy to have the majority of it behind us as we move in 2024.

I would like to take this opportunity to offer a little holiday recognition to the Villas West community of volunteers, including the Board and Committee Members. From the office wild flower garden project, the memorial fence, the newsletter, the baking of scones, updating documents, Maintenance and Grounds Long-Range Planning, tree studies, the magnificent gabions, the Lending Library, knitting in the park, the cleaning of the storage area, sorting of files, shredding, the Welcome Committee to those people who find ways to add value to our community – a big thank you for all that you have done and continue to do.

Years ago, Ralph Waldo Emerson was being interviewed and was asked about his success to which he explained that success is not monetary or notoriety, but it is *“to know that even one life has breathed easier because you have lived, that is to have succeeded”*.

Thanks to all for helping to make this year a success!

~ **Linda Djupstrom, President**

**UPCOMING BOARD MEETINGS**

The Board of Directors meet monthly on the **third (3rd) Wednesday each month.**

**Upcoming Monthly Meetings\***

**January 17, 2024 @ 9:30 am**

**February 21, 2024 @ 9:30 am**

\*Monthly in-person meetings are held at **Friends In Deed & via Zoom**  
Friends in Deed, 301 W Camino Casa Verde, Green Valley

**Annual General Meeting in February**

**February 7, 2024 @ 9:30 am**

This meeting will be held at GVR East Center - 7 South Abrego Dr, Green Valley

Registration will begin at 9:00 am

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

## WE ARE LISTENING

**We are  
listening**



The Listening Sessions are intended to offer owners an opportunity to share ideas, concerns, and suggestions.

There are two upcoming Listening Sessions and both start at 10:00 am :

**January 25th**

**March 14th**

### WHAT DO YOU THINK ?

Send us an email at [ideas@villaswest.org](mailto:ideas@villaswest.org)

Fill out the web form at <https://villaswest.org/we-are-listening>

Drop in the Suggestion Box in Office.

Mail to: We Are Listening, VW Office, 460 Paseo Quinta, Green Valley, Arizona 85614

**WE ARE LISTENING !**

### ARE YOU IN COMPLIANCE ?

The Ad Hoc Compliance Committee has begun their inspections. Look around your unit and make sure you have nothing in the common area as well as make sure the vegetation inside the patio is groomed and ensure there is no clutter.

Another area that is being inspected are windows and security/ storm doors for fading paint and torn screens.

If you are unsure if you are in compliance, please look up Rules 2 and 4 of our Rules and Regulations. The document can be found on the website (<https://villaswest.org/governing-documents>) or you can come to the office and we will be able to give you a copy.



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

As we begin to close out 2023, let's take a look back on all that we have weathered and the blessings we received.

Let us begin with October 2021.

I stepped in as Manager after working under 5 different managers. No, I had not managed a community before but I stepped up twice after losing 2 previous managers. I thought I understood what it took to manage this association and felt that I could restore some of the trust lost the previous years.

I felt it was vital for our homeowners to feel comfortable coming to the office as well as a chance to be heard. Yes, we had a few struggles but overall, the first 8 months we made some progress. We started an inspection process to address roof issues, terminated our contract with a Landscape contractor due to lack of care and residents once again started visiting the office. Then July 2022 happened.

We were hit by a devastating hailstorm. The crews worked tirelessly to try and help where they could, residents offered to mop up the water and offered up their homes for those who needed a place to stay.

During this time, we were fortunate to see how compassionate, understanding and patient most of our owners are. They understood that they were but 1 of 672 units that had to try and piece back what was their home and life. It was these homeowners that stopped in just to chat or check up on us. They came in to tell a joke hoping that it would lift our spirits, they sent care packages or a quick email showing support, which carried us through the hundreds that were not.

I was also blessed with a wonderful staff to work with this year. I have put more work on our crews, reassigned work and created new processes. The crews did whatever was asked of them and never complained. They have risen to all challenges I have put forth and continue to look for ways to better Villas West. I cannot thank my staff enough for all they have given me this year.

I want to send out a heartfelt thank you to those residents that have supported us through the hardest times that Villas West has seen. To those whose support never wavered, we thank you as sometimes it is just what we needed to keep us going.

I hope you all receive many blessings this Holiday season. I am looking forward to 2023 ending and hoping that 2024 brings us all much joy and happiness.

*~ Dorothy Gates, General Manager*

---

## COURT CASE

There is a tentatively scheduled court date for dismissal of our claim against Wells Fargo and Washington Federal. The date of the hearing is **January 23, 2024, at 1:00 pm.**

The attorney stated that it would be beneficial for us to have a good showing of owners present. You won't be heard however showing support to Villas West will be noted. More details to come.

## ANNUAL PACKET

**Please read the instructions closely.** The pink envelope should contain ONLY your ballot and owner survey. Seal the pink envelope and return it along with the Occupancy Survey & FHA compliance form in the white envelope.

The annual packets contain items that need to be returned to the office.

- **Ballot for Board of Directors position**
- **Owner Survey**
  - ⇒ To keep this confidential, return in the same envelope as the ballot
- **FHA Compliance**
- **Occupancy Survey - PLEASE RETURN**

⇒ **This is extremely important as our sewer cost is based on occupancy**  
at a certain time of the year.



- ⇒ Please, return the survey. We are begging homeowners to return this survey as this is how our sewer cost is formulated.
- ⇒ **Our sewer cost went up \$200/month this past year from lack of returned surveys.**
- ⇒ To increase the number of surveys we receive back, you may call the office with the survey information.
- ⇒ This survey is in your annual packet however a “fillable” form is on the website <https://villaswest.org> or you may obtain a copy at the office.



Whoever said  
“out of sight, out of mind” ...  
Never has a spider disappear in the bedroom.



## POOL HOURS

**10:30 AM to 5:30 PM**

A change to pool hours to allow staff to complete open and close duties of all pools within hours of work shift.

**Please Note:**

When the temperature falls to 60 degrees or below, the pools will not be opened.



Children under 18 years of age must be accompanied by an adult and may only use the pools as listed here



November 1 through April 30  
Between the hours of 11:00 AM and 1:00 PM  
and  
the hours of 4:00 PM and 5:00 PM



## NEW POOL CHAISE LOUNGES HAVE ARRIVED

These new 16" chaise lounges have been placed by the pools for you to enjoy.

**Why do eggs come in flimsy Styrofoam cartons  
And batteries come in a package only a chainsaw can open ?**

**TREASURER, BUDGET & FINANCE**

Tom Bowes

No report submitted this month.

**DOCUMENTATION & COMMUNICATION**

Linda Djupstrom

Project Recap:

- Newsletter
  - ⇒ November newsletter released
- Living in Villas West & the Rules and Regulations documents
  - ⇒ Under review for necessary updates

~ *Linda Djupstrom, Chair*

**GROUNDS**

Ray Harries

There is no report from the Grounds Committee this month; however there is a copy of a Grounds Report included in your Annual Packet.

More details to come soon on the Memorial Fence located at the four corners - Penasco & Quinta.

~ *Ray Harries, Chair*

**MAINTENANCE**

Lila Szedlus

There is no report from the Maintenance Committee this month; however there is a copy of the Maintenance Long-Range Plans included in your Annual Packet.

*Ray Harries, Lead of the Maintenance Committee*

**ARCHITECTURAL**

Tim Schaid

No report submitted this month.

## SOCIAL EVENTS

*Lila Szedlus*

### CHRISTMAS PARTY DONATIONS

For the last two years the residents Villas West have had the opportunity to participate in a gift-giving event through our Christmas Party. A gift valuing \$10 or more or a cash donation was made by each attendee and the gifts were donated to Helpers for Children, a 501C3 organization that is geared at helping children. Last year the gifts were donated to children with disabilities through Helpers for Children and this year it was for children in foster care.



Leo Garcia, the CEO of Helpers for Children was so appreciative of what Lila and the Villas West residents had done, he asked if I would come to hand out the gifts to the children on December 13<sup>th</sup> at their Christmas party.

I would like to share just a piece of how moving it was to be a part of this. I was sitting down next to a toddler who was sucking on a candy cane. He kept looking at me – almost like he was having a nonverbal conversation with me. I asked him if he wanted to sit on my lap and he immediately put his arms out to me. As he sat in my lap he wrapped his little arms around my neck to give me a hug and then kissed me on the cheek and said “kiss”. His mom told me later that he had never done that before. He is quite shy and doesn’t necessarily trust strangers. I wish you all could have been able to receive this little boys hug! It brought tears to my eyes.



Merry Christmas and thank you to all who participated.

~ *Lila Szedlus*

What do you call an obnoxious reindeer?

Rude-olph





## SOCIAL EVENTS

**\*\* Many details are currently being worked on so please keep checking for updates and times of events \*\***

We have a small budget for social activities and in order to continue bringing activities, we are asking for donations. There will be a “drop box” at each function and you may also donate at the office.

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 sign up at the office and to obtain a ticket.**

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*

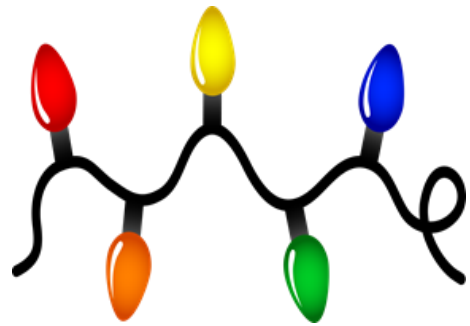
### CHRISTMAS PATIO DECORATING CONTEST

Decorate your patio for Christmas.

Prizes will be awarded so **sign up in the office to be included.**

Judging takes place December 21-23, 2023 and prizes will be awarded & announced at the January 11th Coffee Hour.

Decorations must be taken down by January 5th, 2024.



### BOARD GAMES IN THE PARK

**January 4th, 2024 @ 1:30 PM**

Bring your drink and join in for some fun at Penasco Park.

Board Games will be provided .

### FUN IN THE SUN COFFEE HOUR

**January 11th @ 9:00 AM until the coffee is gone.**

Donuts and Scones will be served.



## SOCIAL EVENTS - 2024

Many details are currently being worked on so please keep checking for updates and times of events.

### YACK AND YARN SOCIAL

January 11th @ 1:30PM

Bring your chair to Penasco Park and your latest knitting or crocheting project for fun and conversation.



### NEW YEAR'S LUNCHEON

January 18th @ noon

Spaghetti Dinner with Salad and Garlic Bread.

Sign up in office to receive a meal ticket.

### FUN IN THE SUN COFFEE HOUR

February 8th @ 9:00 AM

Donuts and Scones will be served.



### VALENTINE'S DAY LUNCHEON

February 14th @ noon

Chicken casserole.

Sign up in office to receive a meal ticket.

### FUN IN THE SUN COFFEE HOUR

March 7th @ 9:00 AM

Donuts and Scones will be served.



## SOCIAL EVENTS - 2024

Many details are currently being worked on so please keep checking for updates and times of events.



### SPRING PATIO SALE

**March 8th & 9th from 8:00 AM to 1:00 PM**

Follow the balloons to participating villas.

There is a \$5 charge to offset the cost of balloons and advertising.

**You must sign up in the office** to be added to the map,  
and to pick up your balloons.

Maps available after 2:00 PM on March 7th.

### ST PATRICK'S DAY

**March 15th @ noon**

Come join us at Penasco Park for corned beef, cabbage,  
potatoes, carrots and of course, green beer

Minimum donations of \$1.00/glass to help offset the cost of beer.

**Sign up in office to receive a ticket for the meal.**



### CRAFT SHOW

**March 22nd 12:00 — 2:00 PM**

Book your table at the office as limited number  
available for our resident crafters.

**Sign up in office required.**

Cost \$5.00 for paper ad.



### FUN IN THE SUN COFFEE HOUR

**April 4th @ 9:00 AM**

Donuts and Scones will be served.



### SPRING BREAK

**April 12th @ noon**

Join us at Penasco Park for a  
ham dinner, games and music.

**Sign up in office to receive a ticket for the meal.**

# LIVING IN VILLAS WEST

## NEW this month — KUDOS KORNER

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

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



**\*Shout out to a couple members of the paint crew** who painted a gate and patio door from roofing overspray. *"..the wonderful job for my iron door and gate in case anyone is interested"*

**\*Shout out to Dorothy** *"This is the nutty friends you have that love you and want to see you smile .... We are lucky you took the job and you have done an amazing job"*

**\*A HUGE Thank You to all residents (owners and tenants)** for dropping off goodies and for donating to the employee fund! The staff received a generous gift on behalf of our residents.

**\*Kudos to the staff** for putting together another successful Christmas Parade.

We hope you all enjoyed the parade as much as we enjoyed decorating the carts.



**\*Kudos to Tonio** who has done an amazing job on our office remodel.

Tonio came up with the idea of the rock and it really pulls the office together.

The paint crew is giving a fresh coat of paint to make it all look fresh.

Last step is new flooring which will be installed the week of December 18th.

# LIVING IN VILLAS WEST

## CHRISTMAS PARADE

The annual Christmas Parade was held December 13th. Look at those smiles !

What a fun way to celebrate the Christmas season.



# LIVING IN VILLAS WEST

## CHRISTMAS PARADE



# LIVING IN VILLAS WEST

## VILLAS WEST OFFICE

When was the last time you have visited the Villas West office?

Tonio and crew have done a great job renovating the office.

*New reception area and glimpse of Ashden at her new workstation*



*New countertop on backside of front counter*



*New arched doorway into the maintenance shop.*



## LIVING IN VILLAS WEST

### VILLAS WEST WANDERERS HIKING GROUP

Join in the fun of walking with neighbors in the desert.

Dress for the weather and bring your water bottle.

**Meet January 1st, 2024 @ 10:00 am at Penasco Park.**

Lou Kifer will lead the way to visit the 'old man cactus' in the desert close by so no cars are required for transportation.

Come join us !



### PICKING FRUIT

The office has received a few complaints regarding unauthorized people picking fruit from resident's trees.

Keep in mind that if a tree is inside someone's patio, the fruit that tree bears is also the property of that unit resident, even if the fruit is hanging over the patio wall. It is an expected and common courtesy to ask the owner if you can pick some fruit.

Many of these owners gift others with the fruit or donate to the Food Bank.





## MEET THE BOARD - LILA SZEDLUS

An interview with **Lila Szedlus**, Board member, by Linda Djupstrom

Linda: What was your first job ?

**Lila: I was a dishwasher at the age of 9 years in my parent's hotel. I had to stand on a beer case – I did get promoted to potato peeler - with a peeler not a knife !**

Linda: What sort of duties do you have as a Board member?

**Lila: I am the Social Chair as part of my duties as being a Board Member of the COA. People need to have fun, it is my job to help people have fun. We have lunches with hotdogs and sometimes we have dancing and music, and everybody has fun**

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

**Lila: Nothing – I am an open book; however I have been told I can talk to anyone, even wrong numbers.**

Linda: What's the best compliment you've ever received?

**Lila: Just before my husband died, we were having dinner and he was staring at me and I asked him why, he said "Your hair is so beautiful and I will always be so thankful for all you did for my daughter". It still warms my heart and brings tears to my eyes.**

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

**Lila: My relationship with my son – he is such a good kid, supportive, kind and always has time for his mom.**

Linda: What kind of music do you like?

**Lila: Music with a drum beat always – something you can dance to !**

Linda: What brings you joy?

**Lila: When I see other people happy!**

Linda: Do you have any vacations planned?

**Lila: No – Green Valley is my vacation!**

Linda: Who has had a great influence on you?

**Lila: Many people who I have encountered – but I would have to say people who are honest and non-judgmental.**



## MEET THE BOARD - LILA

Continued

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

**Lila: Anything to do with housekeeping – I would much prefer to be outdoors taking care of the yard.**

Linda: What's your favorite season?

**Lila: Winter – when I was younger, I loved to snow ski. In high school I belonged to the ski team.**

Linda: What you would take with you to a deserted island?

**Lila: Friends !**

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

**Lila: Get up in the morning and see the sun shining and just have a good busy day. I don't like to sit around and do nothing!**

Linda: What is your favorite drink?

**Lila: Diet Coke**

Linda: Do you cook?

**Lila: Yes, I do!**

Linda: What's your favorite food/meal?

**Lila: I like stuffed cabbage, Glumpys is what it is called in Polish.**

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

**Lila: Pork Liver and I will never do that again !**

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

**Lila: Oh my gosh, there are so many! One might be when I was in high school. Halloween - we did pranks and one prank was we would tip over outdoor toilets. The sheriff was in town and chasing us – we still talk about that when we get together. Thankfully my parents didn't find out about it until years later.**

Linda: What has made you smile recently?

**Lila: Bringing the gifts that we collected at the Christmas party for children in Foster care. Recently I got to deliver them and meet some of the Foster children. I even got a kiss from a baby !**



**Joseph, Lila, and Dorothy shopping for leaf blowers that Lila donated to Vilas West, in honor of her late husband Andy.**

**MEET THE BOARD - LILA***Continued*

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

**Lila:**

1. *Andy – my husband, I miss him so very much and our conversations*
2. *My sisters*
3. *My dear friend Dorothy from Michigan . I miss her so much !*

~ *Linda Djupstrom*

*Lila, we applaud you and your team of volunteers in making our social events a success. I want to express my sincere appreciation to everyone for their donation of time. ~ Linda*



## NO DOGS ALLOWED IN PENASCO PARK OR POOL AREAS

Penasco Park is the area where we serve food and where people gather. The last thing we want is to step in a gift left by your dog.

Please utilize one of the multiple parks we have here on our property that allows pets.

**EVERY DAY AROUND MIDNIGHT,  
I'M SHOCKED TO FIND OUT  
IT'S ONLY 6:00 PM**



## 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 Sarta)



**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	<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 CONTACT INFORMATION: 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
--	--	---

**SERVICES CONTACT INFORMATION: 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
<b>Swanson Plumbing</b> (520) 399-6290 https://plumbinggreenvalley.com/	<b>Oscar’s Heating &amp; Cooling</b> (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.



## VILLAS WEST 2023

### BOARD OF DIRECTORS

### COMMITTEE CHAIRS

President	<b>Linda Djupstrom</b>	Documents & Communications
Treasurer	<b>Tom Bowes</b>	Budget & Finance
Vice President	<b>Ray Harries</b>	Grounds
Secretary	<b>Tim Schaid</b>	Architectural
Member at Large	<b>Lila Szedlus</b>	Maintenance & 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

**Ashden Armstrong**  
Administrative Assistant

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

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

**8:00 - 2:00 pm\***

*\*after 2:00 pm by appointment*

**520-393-7891**

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.

## ADVERTISE IN THE NEWSLETTER

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



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

Copyright © 2023 VILLAS WEST ORG , All rights reserved.

