



NOVEMBER 2023

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In observance of Thanksgiving,
the Office is closed November 23 & 24.

Happy Thanksgiving Everyone !

HELP WANTED

VOLUNTEER BOARD MEMBERS NEEDED !!!!



MAKE A DIFFERENCE

Are you looking for an unique leadership opportunity?

If you are committed to keeping Villas West healthy and financially viable, we are looking for you!

Application can be found on the website or pick up a copy at the office.

Return the Board application to the office by **November 27th.**

SEEKING NEW BOARD MEMBERS

Are you looking for a unique leadership opportunity?

Are you looking for a unique leadership opportunity? Have you been yearning to put your talent of strategic thinking, financial forecasting, organization 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 leaders to join our board as one member's term is coming to an end. 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 to you:

- Energetic and entrepreneurial business 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, Documentations & Communication, Grounds, Architectural, Maintenance, and 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.

If you are interested in being considered for our board, please complete a Board of Directors Application and send to admin@villaswest.org or drop off at the office by **November 27th**.

The application can be found on the website or pick up a copy at the office.

Website link: <https://villaswest.org/forms#3797e8d2-ccd5-4b7f-b10d-9c7df4e67693>

PRESIDENT'S MESSAGE**Linda Djupstrom**

As we come to the close of yet another year, as I usually do, I spent some time reflecting on accomplishments as well as missed opportunities that have presented themselves in the last year. For me this has historically been helpful in setting goals for the coming year.

This time it felt like a tsunami of emotions and memories and a good amount of laughter.

This job is much bigger and more challenging than I ever imagined. As a board member you are one of five senior citizens responsible for making excellent decisions in the maintaining and planning for the future of the equivalent of a 65-acre Marriott Resort. And I think we would all be in agreement that if that were the case Marriott would not have chosen the likes of this a 72-year-old Gram.

Being a board member demands forward thinking and planning, not just for the current year but for 10 – 20 years in the future and a whole lot of playing catch up. It requires the skill set of an accountant, a financial planner, a builder, a human resources specialist, an analyst, an insurance agent, an engineer, and a slew of more professions that I can't think of.

I tell you these things with humor as we enter into the season of looking for new board members in hopes that you might consider running for the board. Along with the responsibilities that I spoke of there comes a great feeling of accomplishment and community as well.

I would encourage you to talk to your current or past board members, look at the CCR's, rules and regulations, speak with Dorothy and see if there might be an area that you feel you could make a difference in.

There will be 1 position open in the upcoming election. Take a chance, dive in, get involved in your investment and community.

In other news.....

- Area Agency on Aging - For those households experiencing financial hardship with the dues increases, we are researching services or benefits to help balance the additional cost such as but not limited to Food Share, Energy Assistance or Homestead Tax Credits. We look to partner with The Area Agency on Aging to possibly provide a workshop for those interested. This is a work in progress, and we hope to have this scheduled by the end of the 1st quarter of 2024. We will keep you updated.
- Informational – Villas East dues are now \$315 monthly
- Individual help to log onto your portal – we want to clear up any misconceptions that you MUST have a computer. You can still call or stop in at office!
- There will be no board meeting in December; next meeting will be on January 17th, 2024

~ **Linda Djupstrom, President**

UPCOMING BOARD MEETINGS

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

Upcoming Monthly Meetings*

No meeting in December

January 17, 2024

February 21, 2024

*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

Date To be Confirmed

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



UPDATED 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: if the temperature falls to 60 degrees or below, the pools will not be opened.

BULK PICK UP

Third Friday of Each Month

If you have any items you need hauled off, please schedule with the office.

Remember, our rules prohibit leaving any items on the curb, this includes items you are giving away.

If you wish to donate items, you can call the office, White Elephant, or Animal League of Green Valley.



GENERAL MANAGER'S REPORT**Dorothy Gates**

Good Day!

We have certainly seen an increase in population since our October meeting and our staff is feeling it. We had 83 water on/off requests since last month. I love this time of year when our owners head south for the winter.

We certainly have a busy social calendar planned. I have printed a flyer showing what is going on in the next couple of months and they can be picked up in the back, at the office, and it will be printed on our website. I really hope you all consider joining in for some of the fun that has been planned. Thank you to Lila for once again planning a season full of fun and to Lee who will be spearheading a few additional activities.

Good News...We finally are able to accept credit card payments! This has been on my to do list since I have been in the office. We have a terminal in the office for you to use and we can also take payment on the phone. Due to the charges, we incur for this service, there will be a \$3.50 charge for this convenience. I am hoping to get a link set-up within our portal so that you can make payments without going through the office. Hopefully this will be a big benefit to many.

We recently incorporated more into our painting project. The crew will be painting transformers in the area of the building they are painting as well as the parking stalls in that vicinity. They will note the parking stalls that will be painted, and the office will call you to let you know and to ask you to move your vehicle on a certain day.

As many of you know, we now have an employee working on most weekends. This move was a cost-saving measure in hopes of reducing some costs and overtime. Staff is scheduled for 10am-6pm. Unfortunately (and I didn't think of this), this has become an issue with the pool hours. I know that our sign states 10am-6pm but due to the staffing hours, your pool may open shortly after 10am or close shortly before 6pm, you can count on swim time from 10:30am to 5:30pm. I will ask the staff to open all pools as soon as possible and then go back to clean and do the maintenance as they are able. I am working on a few options and will keep you all posted of any changes. I apologize to any who have been inconvenienced by this action.

As we all know, every day is a learning experience and boy can I tell you I have been learning.

Another lesson I learned is that the optimal pool temperature for the aging population is 85-87 degrees. During the winter months we had our heaters set at 83-84 degrees but with the knowledge I gained, we have now set our pool heaters to 86 degrees to try and comply with this suggestion. With the warmer temperature I hope you all are able to enjoy your pool time more.

I want to remind everyone that we will be mailing out Annual packets soon so please make sure we have an accurate mailing address for you.

I wish you all a Happy Thanksgiving!

~ Dorothy Gates, General Manager

IMPORTANT MESSAGE REGARDING ANNUAL PACKET WE NEED YOUR HELP

The Annual Packets will be mailed out the first of December.

Please make sure the office has your correct mailing address so you can receive your packet.

If you would like to pick up your packet in person, please advise the office.

Included in the packet, you will find an Occupancy Survey to complete.

We are begging homeowners to return this survey as this is how our sewer cost is formulated.

Due to the lack of returned surveys, our sewer cost went up \$200/month this past year.

PLEASE RETURN THE SURVEY

VILLAS WEST NOW ACCEPTS CREDIT CARD PAYMENTS

There is a credit card terminal now in the office and the fee is \$3.50/transaction.

If interested in learning more details, please check with the office.

STAFF APPRECIATION FUND PLEASE CONSIDER DONATING

We maintain an employee appreciation fund in the office and all funds donated are used to benefit our staff. We have been fortunate to have so many generous homeowners over the last couple of years that has resulted in our staff enjoying many luncheons on behalf of our owners as well as a generous Christmas gift from our owners.

Our staff is clueless as to who the donations are from, and they remain clueless unless the giver has asked us to disclose this information. This has brought such joy to our employees, and the staff greatly appreciates it.

Please consider donating in appreciation of the hard work that our staff put in and for all the "extras" they give. If you wish to donate, there is a drop box in the office, or you may mail your donation to our office.

A huge THANK YOU to all homeowners and tenants that have donated in the past!

TREASURER, BUDGET & FINANCE**Tom Bowes**

My first month on the board has been a busy one as myself and few others have been working on some non-treasurer things behind the scenes. Some of those efforts will be rolled out at the November 15th board meeting, which may have passed by the time that you read this. The built-in lag that comes with the democratic process of boards and committees is something that I've learned to endure over the years..."goes with the territory" as they say.

I have started monitoring the board email inbox and keeping track of the topics that owners contact us about. We'll be using that input as we move forward. Today's email brought the 54 page monthly financial report from our accountant. Yes, you read that correctly, and I will be going through every page of it before next Wednesday. Again, goes with the territory.

Speaking of territory, did you know that the southernmost stop on the Tucson transit system is just across the street from Villas West? Care to go on a ramble? The #421 Sun Shuttle will take you from the stop right in front of the Best Western near Quail Run Books on La Canada all the way into the heart of downtown Tucson (on weekdays only)...for FREE! From the Ronstadt Transit Center walk a few steps south and you can get on the Sun Link light rail and take a trip up into the UofA college campus and back. It's a great day trip.

There are restaurants, bars, and stores of all kinds in the downtown and campus area. A couple of my favorites are the Hub (great Mac and cheese) and the Nook, home of the Breakfast Tamale Pie. For a cheap beer (or two) Che's Lounge at the corner of N 4th Ave. and E 7th St. is a good place to do a bit of people-watching. The Hippie Gypsy (look for Bob Dylan) is right across the street if you want to check out some headbands and tie dye...dude!

Here's a link to the map and schedule for the 421 Sun Shuttle, or look it up via the SunTran website: <http://www.suntran.com>. <https://www.suntran.com/wp-content/uploads/2021/06/RT.-421X-AUG-2023.pdf>. Yes, this is one of the things that I love about staying in Villas West, an added benefit that I didn't even know about when I bought my place.

~ *Tom Bowes, Treasurer*



PARKING PERMITS

Owners/tenants must have a permit affixed to their vehicle for identification.

These vehicles are allowed to park in their deeded spot or in overflow - not in the Visitor's parking spots!





SEE SOMETHING, SAY SOMETHING

If you see something, report it !

We all play a role in keeping our community
in good condition.

As you're going about your day, if you see something
that needs attention, such as a burned out light bulb,
please report it to the office.

If you fill in the work order from the website portal,
you would be helping the office as their time
can be spent being productive.

DID YOU KNOW?

Oscar's provides a free duct cleaning with every install.

If you want your ducts cleaned and you are not getting a new
system, they are giving our resident's a discounted rate of \$250.

That is a \$100 discount!



LAUNDRY ROOM MACHINES

There are times when that the machines in the laundry rooms
cause issues or don't work properly.

Villas West doesn't own these machines
so we do not repair them.

The phone number for CSC is located on each machine so
you are able to place a service call yourself.

If the office is open, we can also place a call for you.



DOCUMENTATION & COMMUNICATION

Linda Djupstrom

The task of cleaning out the storage areas in the four laundry storage sheds has now been completed. All documents have been sorted and filed.

Kudos to Zee Hussain for her many hours of dedication in seeing this huge task through to completion.

With the Document Retention policy in effect, staff and Board members will be able to keep the necessary documents in an organized manner going forward.



With this last bit of organizing out of the way, there were 8 more boxes of shredding which was addressed on November 15th.

Project Recap:

- Job Descriptions
 - ⇒ Majority of job descriptions have been completed
- Newsletter
 - ⇒ October newsletter issued
- Living in Villas West document
 - ⇒ To be reviewed and updated

~ *Linda Djupstrom, Chair*



You know you're getting older when everything you see at garage sales is something you already own.

GROUNDS**Ray Harries**

The Grounds Committee briefly met this month to discuss some dying tree removals and a couple problem grounds requests that are still under review. We are also discussing the matter of several residents not respecting our CC&R's by storing personal possessions within the common areas, screening barriers open to resident's view from our common areas that are located above patio walls and other visual matters. These CC&R matters have been discussed with the General Manager for consideration and action, if appropriate. It is my understanding that one "first notice" has been mailed out already and we now have a committee working on this matter.

The following is a list of Lou Kifer and her Committee Members year to date accomplishments:

- Planting of 15 drought tolerant replacement trees throughout the Villas in the vicinity of trees that have been removed in 2023. All trees were donated by several Villa's residents.
- The cactus garden is completed at "4 corners" at Penasco & Quinta. Lou and her volunteers purchased the plants out of pocket and planted them
- Benches have been relocated based on the decision of the grounds committee.
- Landscaping and planting of the wild flower garden at the north end of the office has been completed. Wild flowers were all donated by the grounds committee members and enhancements will continue into 2024.
- The gabion southwestern art project consisting of 3 Gabions (cactus garden sentinels) has been completed after General Manager's approval.
- Shaded gazebo is in the final planning stages using dried ocotillo stocks as a roof covering as they become available. They will be laid out parallel with each other. This will be done as time and materials allow and will be located at 4 corners in the cactus garden and will be similar to those found at Tumacacori and San Xavier Mission.

~ *Ray Harries, Chair*

ARCHITECTURAL**Tim Schaid**

The following Architectural Alteration Applications have been initially approved and are now in need of final Board approval.

1. Window Replacement

- Must have Permit
- Contractor License/Insurance Certificates on file in the Villas West Office prior to work starting
- Owner must call Villas West Office upon completion of work
-

ARCHITECTURAL**Continued****2. Sun Screen**

- Must comply with Rule No. 1E
- Owner must call Villas West Office upon completion of work

3. Rugger Ramps at Doors

- Architectural Request not required

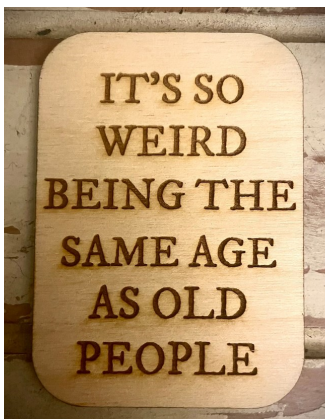
4. Wrought Iron Doors – Front & Back

- Must comply with Rule No. 1A
- Owner must call the Villas West Office upon completion of work

5. Window Replacement

- Must comply with WAS10 spec sheet needs
- Must have permit
- Contractor License/Insurance Certificates on file in the Villas West Office prior to work starting
- Owner must call the Villas West Office upon completion of work

~ *Tim Schaid, Chair*



**You know you're getting older
when you have a party
and the neighbors don't realize it.**

MAINTENANCE**Lila Szedlus**

The following 9 long-range maintenance plans are presented to you, the owners, in detail purposely to help you better understand all that is needed on a yearly basis for Villas West infrastructure and grounds maintenance, to keep our community a well maintained and a beautiful Sonoran Desert Oasis that you all have come to enjoy.

These plans serve as a tool for future budgeting considerations so that nothing is missed or forgotten over time.

It allows you, the owners, to better understand how your dues monies are spent through proper long range planning to help keep your financial investment in your Villa solid.

The Maintenance committee met this month and discussed the update of nine long-range plans for the following:

MAINTENANCE*Continued*

- 1) Roofs replacements
- 2) HVACs
- 3) Water heaters
- 4) Danger trees/sewer problem trees
- 5) Oleander sewer problems
- 6) Pools
- 7) Patio paintings
- 8) Water conservation
- 9) Sidewalk safety lighting and trip hazard grindings

1) Roof Replacements - 4 to 5-year plan

We have 179 residential and 9 business roofs with 130 roofs have been replaced in 2022 and 2023. We have created a 4- to 5-year replacement plan for 39 roofs. Prior to these 39 roofs being replaced they will be evaluated by a roofing contractor who will advise us on which roofs need to be replaced first based on condition and history of past work orders. By 2028-29 no roof will be older than 15 years. Our yearly roof inspections and preventative maintenance programs started this year and will continue yearly for every roof. By 2032 we will initiate our warranty maintenance program for all 130 roofs to extend their warranties.

2) HVACs - 2-year plan for replacing all HVACs on R-22 refrigerant

We still have 70 HVACs using an R-22 refrigerant that is hard to find and very costly to purchase, if available, because it has been banned for importation to the U.S. for over 10 years by the EPA. We hope to replace these 70 HVACs within the budget years 2024 and 2025. Our remaining 600 HVACs are currently using an R-410-A refrigerant which, starting this year, is being phased out by the U.S. government to be replaced with a new R-454-B refrigerant. By 2026 our oldest HVAC system will be 15 years old based on this plan. We should now start discussing a 10-year long range plan to either retrofit or replace those 600 HVACs with the new EPA acceptable refrigerant.

3) Water Heaters - replace as they fail

Our water heaters are failing at an increased rate. We have budgeted 40 replacements for 2024 and are discussing training our personnel to try to repair rather than replace. Once a year our maintenance personnel will drain every water heater at the same time as they inspect and provide preventative maintenance on our roofs and HVACs and turn into the office a 2-page inspection report for each and every one of our 179 residential buildings. Our General Manager started this detailed inspection report at the beginning of 2023.

4) Trees - 2-year plan or as they fail and 10-year maintenance plan

Note: The consultant arborist has completed her 83 page report on our Villa's West "Tree Inventory and Management Plan" for 98 on site large trees being 54 Eucalyptus and 44 Pines studied for risk assessments. Only 4 % of our trees are considered dangerous or in poor health. This report not only outlines tree maintenance for the trees health but also outlines risks of injury to our residents and buildings.



MAINTENANCE*Continued***4) Trees - Continued**

Four professional arborist reports have been completed for Villa's West in 1998, 2013 and two in 2023 regarding the removal of dead/dying trees, danger trees and sewer problem trees. To date, our ground crews have removed 3 Eucalyptus, 3 Magnolias and 2 Junipers and a few lesser trees at a tremendous savings over hiring an outside contractor with approximately 12 more scheduled for removal by years end including 3 danger Eucalyptus trees and 1 Pine. The other 8 Eucalyptus trees slated for removal have caused us so much expense in sewer line routings and manpower because of roots either blocking the lines or damaging them. We have in 2023 budgeted monies available for their removal this year. A 10-year tree maintenance plan is now being considered and as each tree fails in the future it will be removed for the safety of our residents.

We have developed a 2-year tree treatment plan in accordance with the 2023 arborist report to help improve the health and longevity of many of our Eucalyptus trees with methods of aeration, adding nutrients to the soil and root collar excavations/ mulching. We have also developed a 10-year plan for pruning of 76 Eucalyptus trees for the safety of our residents, villas and the trees health.

5) Oleanders Sewer Blockage Problems - 3-year plan

We have identified and mapped about 70 oleander shrubs that have caused us so many problems in sewer line blockages, expenditures of financial resources and labor hours to resolve the problem. We are only 10% through this removal project and hope to increase that percentage significantly next year.

6) Pools - 5-year plan

We have now created a 5-year pool maintenance plan for draining, power scrubbing, repainting and decking repairs. One pool a year and on the fifth year the bathrooms will be refurbished and repainted. Pool furniture, pool covers and protective handrail covers will be replaced about every 2 years or as needed. Each alternating year a different pool will receive refurbished or new heaters and pumps also on the 5-year maintenance plan. Waterline tiles will be scrubbed weekly to prevent scum build-up and maybe twice weekly during the busy season.

7) Patio Painting - 9-year plan

Our General Manager has created a 9-year long range plan for patio painting and masonry repairs totaling about 21 patios a year, up from the previous 7-year plan, to help keep yearly dues down.

8) Water Conservation - 1 or 4-year plan

We have now developed a 1- or 4-year plan for Board consideration to convert the lawns at all four pool sites to decorative gravel. The approximate cost to strip all grasses, lay down weed barriers and cover with decorative gravel is \$38,000. Presently irrigation costs, lawn maintenance cost for all four pools is approximately \$14,000 a year.

8) Water Conservation - Continued

Using a 1-year plan, the savings of \$14,000 would be realized in 2 years and 9 months, then a \$14,000 savings every year thereafter.

MAINTENANCE*Continued*

A 4-year plan (one pool a year) would cost up front, approximately \$9,000 and the break-even point would be two years and nine months.

9) Sidewalk Safety and Elevated Concrete Panels (trip hazards)

Last week I identified, painted and mapped 29 elevated trip hazards. Grinding these trip hazards are a priority and completion is expected in late 2024. I also identified and mapped approximately 136 sidewalk safety light fixtures that had not been mapped on our 2006 “street lights and controls map”. The 2006 map identified approximately 180 fixtures coupled with my 136 fixtures equaling close to 216 light fixtures. Sometime this year or next year the office proposes affixing numbers to these lights so as they burn out the office can be notified as to the number of a particular light. As time allows, the bulbs will be replaced. As a side note, one of our past HOA presidents, Adrian, informed the community years ago that Villa’s West has over 6 miles of sidewalks. Last week during my location and mapping process I kept my GPS going to log my mileage. In reality, we have over 10 miles of sidewalks.

In working with our General Manager on these long range plans for over a year and the Maintenance Committee for 9 months, we anticipate that these plans can be carried out in accordance with their proposed yearly schedule as long as sufficient funds are provided through our yearly budget process.

Remember, WE ARE A NATIONALLY RECOGNIZED AWARD WINNING COMMUNITY

~ *Ray Harries, Lead of the Maintenance Committee*

AD HOC COMPLIANCE**Tom Bowes**

The new ad hoc compliance committee that I’m heading up has done a fair amount of work to try and address some of the ongoing issues that the board has heard numerous complaints about. Specifically junk and common grounds encroachments. Refer to our Rules and Regulations, Rule No. 2 and Rule No. 4 as these are the guidelines that will be used for inspections. We are also looking at some architectural maintenance issues and will be recommending a particular focus area for the next few months. Hopefully this provide all of us with a more attractive neighborhood. In summary:

1. The program is to be repeated annually, with a quarterly emphasis. In essence; early Q4 inspection, mid-Q4 citations, Q1 remediation, Q2 follow-up (early May) and subsequent HOA action, and Q3 announcement of areas of emphasis for the following cycle.
2. Compliance program target dates are to be reviewed and revised annually.
3. An annual compliance inspection will done for each unit for: Common grounds violations, patio vegetation, non-compliant items on the outside of units.
4. Each year will have a particular architectural emphasis area to help maintain and improve the aesthetic quality of Villas West.
5. A double-check procedure will be done for all violations by a second employee. If there is disagreement as to whether something is a violation an owner will do an inspection and give their opinion.
6. A parking permits inspection will be done by employees during the first week of February.

AD HOC COMPLIANCE*Continued*

The rules regarding these items are listed below for your easy reference. We are asking that you review the rules and make the necessary changes to your patios and common area to comply with the rules.

LANDSCAPING AND COMMON GROUNDS

- Common grounds include all areas outside front patio walls and back porch/sheds.
- **No articles (e.g., flowerpots, chairs, grills, bird feeders/houses/baths, decorative stakes, flags, artwork, sculptures, etc.) shall be placed by Unit Owners and/or residents on or in any of the common grounds.** The exception is the area directly under living room windows where plants or other decorative items may be placed.
- The Association assumes no liability for loss or damage to any article owned by a Unit Owner, renter, or guests that is placed on the common grounds. The Board may have any article removed from the common grounds at its discretion.
- Association grounds/landscaping staff is solely responsible for the maintenance and installation of landscaping in the common grounds as directed by the Board.
- Unit Owners/residents may not make changes to the landscaping in the common grounds. Unit Owners/residents can make common grounds landscaping requests using the appropriate Association form (Landscape/Grounds Request).
- Unit Owners/residents are responsible for all landscaping within their individual patios.
- It is the Unit Owner's responsibility to trim all front patio trees and bushes so that no portion thereof is in contact with any structure (e.g., building, patio walls, patio roofs, building roofs)
- Any damage to patio walls/roofs, and/or building walls/roofs caused by the Unit Owner's plantings will be repaired by the Association's Maintenance staff at the Unit Owner's expense.
- Patio trees and shrubs must not overhang sidewalks so as to impede two people walking side by side on the sidewalk (allow for someone helping another using a walker, etc.).

FRONT PATIOS, BACK PORCHES, AND WATER HEATER CLOSETS

- Unit Owners/residents shall keep supplemental sidewalks, front patios, back porches, carports, and the common grounds around their Units clean and free of debris (including plant trimmings, trash, recyclable materials, and cleaning supplies such as buckets, rakes, shovels, brooms, etc.).
- Flowerpots, planters, etc. placed on patio walls must have a water collection saucer placed beneath it to prevent water staining/streaking and/or damage to patio walls and adobe blocks.
- Water heater closets may NOT be used for storage. Anything stored in the water heater closet will be removed by the Association Maintenance staff when found.
- No upholstered furniture designed for indoor use is allowed on front patios or back porches.
- No front patio, back porch, or carport may be used for storage unless items are contained in an enclosed storage unit no taller than 36" in height.
- No cleaning supplies (e.g., buckets, rakes, shovels, brooms, etc.) may be stored on patios or porches where they are easily visible from the common elements or another Unit.
- No item shall be placed on any patio or porch that is visible from any portion of the common elements or another Unit except the following items which shall be maintained in good condition:
 - ◇ patio furniture (e.g., table, chairs, swings, etc.) NO hot tubs.
 - ◇ standard umbrellas (no larger than 10' in diameter)
 - ◇ grills
 - ◇ enclosed storage units (no taller than 36" in height)
 - ◇ small refrigerators or freezers no taller than 36" in height



AD HOC COMPLIANCE*Continued***FRONT PATIOS, BACK PORCHES, AND WATER HEATER CLOSETS - Continued**

- ◇ live or artificial plants (if in good condition – not tattered and faded)
 - ◇ bicycles
 - ◇ water fountains/features
 - ◇ rolling sunshades (see Rule 1 subsection E)
 - ◇ ceiling fans and misters
 - ◇ holiday/seasonal lighting (during specified dates)
 - ◇ “string lights” or lamps (non-holiday specific)
 - ◇ bird feeders (no spillage into common areas or on patio walls – spillage must be contained inside Unit patio and kept clean as it attracts rats and other wildlife)
 - ◇ hanging or other decorations such as sculptures, whirligigs, ceramics, etc.
 - ◇ Freestanding/movable panels (e.g. a 2-4 panel screen) may be used between Unit patios as long as they do not obstruct the delivery of mail by the mail carrier between B and A units and C and D units.
- The following restriction shall be followed for holiday/seasonal lighting and decorations: decorations may be displayed within the patio of each unit or under the living room window. Holiday decorations, with the exception of Christmas, should be limited to 2-3 weeks before the holiday and 1 week after the holiday. Christmas season decorations may be displayed from November 15 – January 15.
 - Additional lighting on patios must be turned off by 10 p.m. so they do not bother other residents.
 - A maximum of 5 exterior lighting devices (850 lumen/60-watt incandescent/13-watt compact fluorescent) is allowed per Pima County lighting regulations 401.5).
 - No mirrors or similar reflective items may be used on patios or porches.
 - No general laundry may be dried on clotheslines on front patios or back porches. Clotheslines are available in the back of the laundry rooms for hanging laundry to dry. Small drying racks (approximately 36” in height) may be used as long as they cannot be easily viewed from another Unit or common areas.
 - No latticework or other type of visual barrier shall be installed on or attached to any patio or wall. Any latticework installed prior to July 2004 shall be removed prior to any Unit sale or transfer of ownership.

Exterior Rolling Shades

- Exterior rolling shades installed on front patios shall be solid white, brown, or tan.
- Exterior rolling shades on rear porches shall be brown or tan on all units.
- Exterior rolling shades shall be placed as close as possible to a supporting beam (holding up patio roof).
- No rolling screens shall be placed over the exterior living room window.
- All existing rolling shades that met existing rules when installed are to be grandfathered and will not have to meet any new rules unless until the Unit Owner chooses to replace them, they become unserviceable, or upon the sale of the Unit.

~ *Tom Bowes, Chair*

SOCIAL EVENTS

Lila Szedlus

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.

Refer to website <https://villaswest.org/calendar> or stop by the office for current details.

All activities listed on following page are subject to change and many details are currently being worked on so please keep checking for updates.

~ *Lila Szedlus, Social Director*

RECENT SOCIAL EVENTS

The annual **Oktoberfest** celebration was held on October 27, 2023.

There were 110 people served at the luncheon and Lila and her team of volunteers outdid themselves with the fabulous food.

Everyone had a good time and the music was very enjoyable.



The **Coffee Hour** on November 9th had 22 people attending. Good turn out for the first coffee hour.



Thanksgiving Luncheon was held November 17th as this issue of the newsletter was going to print and a recap will be made available next

BRING JOY AND HOPE TO A CHILD



Bring an unwrapped toy(s) of \$10.00 value to the Christmas Party or make a minimum \$10.00 donation to bring a smile to a child at Christmas.

Donations for foster children of the **Helper for Children** organization.



SOCIAL EVENTS

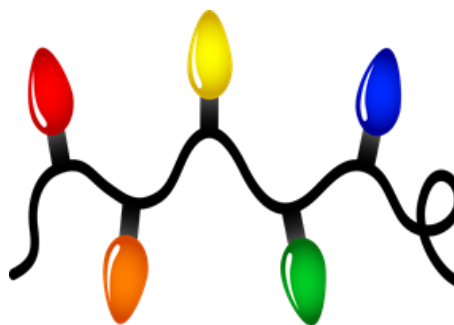
Many details are currently being worked on so please keep checking for updates and times of events.

CHRISTMAS PATIO DECORATING CONTEST

Starting November 15th, 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 11 Coffee Hour.

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



Bring an unwrapped toy (value \$10) for the Toy Drive. Donations for foster children - Helper for Children organization.

CHRISTMAS PARTY

December 2nd @ 4:30 PM

***** CUT OFF FOR TICKETS NOVEMBER 27th *****

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

Cost \$17 for residents & \$20 for guests.

Sign up in office to receive a meal ticket, and to order your meal.

CRAFT SHOW

December 6th 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

December 7th @ 9:00 AM until the coffee is gone

Donuts and Scones will be served.

Possibly meet some new neighbors.

CHRISTMAS PARADE

December 13th @ Noon

Decorate your golf cart, car, bicycle and even your pet.

The parade goes through the entire community, starting on South Tierra.

We then meet at Penasco Park for cookies and hot chocolate.



SOCIAL EVENTS

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

YACK AND YARN SOCIAL

December 14 @ 1:30 PM

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



CAROLING

December 15 4:00 - 6:00 PM

Meet at the office by 3:45 PM

Join the fun as we spread a little joy to the community.

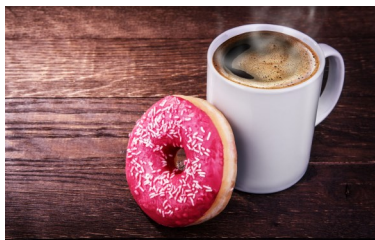
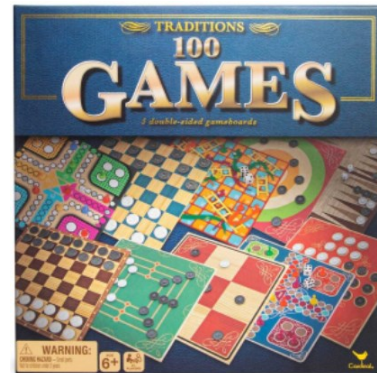
2024

BOARD GAMES IN THE PARK

January 4th @ 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.

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.



SOCIAL EVENTS - 2024

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



NEW YEAR'S LUNCHEON

January 18 @ 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.



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.

SOCIAL EVENTS - 2024

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



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.



We have a small budget for social activities and in order to continue bringing activities we are asking for donations.

There will be a "donation drop box" at each function or you may donate at the office.

All social events are open to tenants & owners, and **do require you to sign up at the office and to obtain a ticket.**

All activities are subject to change. Please keep checking for updates and event times.
Refer to website <https://villaswest.org/calendar> or visit the office for current details.

LIVING IN VILLAS WEST

COMING SOON ... MEMORIAL FENCE

Lou Kifer is working with a company to get individual memorial plates made.

These plates will be purchased by individuals who would like to honor their deceased pet or loved one.

The plates will get affixed to the 6' x 10' Memorial Fence found at the four corners—Quinta and Penansco.

A similar memorial can be seen at Desert Meadows Park.

More details will be made available soon.



**You can't help getting older,
But you don't have to get old.**

~ George Burns

PLANTING ON COMMON GROUNDS

The selection of plants, planting, maintenance, and plant removal in the common areas is the responsibility of the Association only.

Sometimes diseased trees, shrubs, and other plants must be removed and they may or may not be replaced depending on space, proximity to buildings, etc.

If interested in adding a plant or replacing one that was removed, the following criteria will be considered: *enhancement of the area, low maintenance, non-invasive root systems, low water use, and color.*

Approved replacement plants can be viewed in the Grounds and Landscaping book in the office or on the Villas West website: (<https://villaswest.org/grounds-committee>)

To add a plant, complete a Grounds Alteration Application (<https://villaswest.org/forms>) and email or drop off at the office.



MEET THE BOARD - TIM SCHAID

An interview with **Tim Schaid**, Board member, by Linda Djupstrom

Linda: What was your first job ?

Tim: *I was 14 years old and mowed lawns for a local building contractor.*

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

Tim: *I serve as chair of Architectural Advisory Committee; I also hold the position of Secretary so I take the minutes at each meeting. But my ultimate duty on the board is make sure I do my homework prior to each meeting to make sure that I'm working to make decisions in terms of what is best for the Villas West Homeowners Association as a whole.*



SCHAID FAMILY 2023

Linda: How would you describe being a board member to a bunch of five-year-olds?

Tim: *I would tell my grandsons and granddaughter that I am one of five individuals who are overseeing the work of our homeowner's association at Villas West.*

Linda: What are the toughest challenges you've had being on the Board?

Tim: *First and foremost, the hardest part of being on the board at Villas West is the work that it takes to be an informed decision maker. We cannot go into voting on a particular issue without doing our homework. So doing what it takes ahead of time to fully understand a particular issue we are going to vote on is very important so that wise decisions are made.*

Linda: What's the part of your job as a board member you like the best?

Tim: *Feeling like I am making a difference for our homeowner's association. That is why I am planning to run for office again in 2024.*

Linda: What's the coolest thing you're working on right now?

Tim: *Trying to get back to the way life was prior Covid and prior to one of our family members getting seriously ill. I don't think we ever will get back to the way life was prior to those events, but just getting back to living life with some sense of normalcy will be nice. For example, we just booked our flights to Arizona this year for the end of December; we weren't able to get Villas West last year for the entire winter, so booking the flights for this winter felt good – it felt normal.*

MEET THE BOARD - TIM SCHAID

Continued

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

Tim: *I like gourmet cooking, I have lots of cookbooks and lots of food/recipe magazine subscriptions.*

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

Tim: *This came from an employee who, let's say probably wasn't the greatest worker I had, but he made the comment once something to the effect of, "You may not always like what Dr. Schaid has to say, but you can count on him to always tell you the truth."*

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

Tim: *I am proud of and blessed to have such wonderful children and their spouses and our five grandchildren. The proverb that says "May you live to see your children's children ..." – sure rings true. Each and every one of my family members are so beautifully and uniquely different – that's the spice of life.*

Linda: What kind of music do you like?

Tim: *Being a musician and a former music educator I'm a lover of all music; but if you had to nail me down, I would say favorite genre is Jazz, instrumental jazz and vocal jazz.*

Linda: What brings you joy?

Tim: *Peace and serenity.*

Linda: Who has had a great influence on you?

Tim: *It was my middle school music teacher. Her name was Jeanne and she is the reason that my life went in the direction it did. First into music education and then into school administration.*

Linda: Do you have any pets?

Tim: *No, we did but had to put both of our dogs down within few months of each other and we decided right then there would be no more animals – too painful to see them go. However, we are grandparents to many pets!*

Linda: Do you have any vacations planned?

Tim: *We just went to Europe for 20 days last August/September and next year we hope to do an extended camping trip out west, we'd like to get as far as Utah.*

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

Tim: *Mowing the lawn or shoveling the snow and that is why we have a condo in both WI and AZ ... I love laying in bed in the morning and listening to someone else shovel snow or mow the lawn.*

Linda: What's your favorite season?

Tim: *I love the changing seasons – each one of them!*

MEET THE BOARD - TIM SCHAID

Continued

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

Tim: During the fall and winter I am a college and pro football junkie. And then spring and summer I love hitting the road for weekend camping jaunts and of course with that goes touring wineries.

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

Tim: Goes without saying I would bring my family

1. **Good books**
2. **Device to play music on**
3. **Good Food/Wine**

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

Tim: My perfect day is when I feel at the end of the day like I am a better person than I was when I got up that morning.

Linda: Favorite drink?

Tim: Wisconsin whiskey old fashioned.

Linda: Do you cook?

Tim: I sure do. I probably do most of the cooking in our household ... it's relaxing and fun for me (unless something turns out to be a flop)

Linda: What's your favorite food/meal?

Tim: Pizza – I love making pizza from scratch.

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

Tim: Escargot – After all these years I finally tried Escargot in Europe and I don't need to try it again.

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

Tim: Totally unintentional I assure you. We were camping with the family and after a long hot day of traveling I wanted nothing more than to take a shower followed by a cold beer. As I am coming out of the shower building both my daughters looked at me weird and asked "Dad, why were you in the women's shower building?" Sure enough, I definitely must have made a wrong turn somewhere. I'm just glad no one came in while I was in there!!!

Linda: Who do you want to be when you grow up?

Tim: I would love to be Paul McCartney.

Linda: What has made you smile recently?

Tim: Hearing that my daughter was celebrating one year of being cancer free.

MEET THE BOARD - TIM SCHAID

Continued

Linda: Who or what inspires you?

Tim: *My wife Jennifer, hands down. There are so many things about her that I wish I could be more like.*

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

Tim:

1. *Jesus Christ – I would love to hear his story from his perspective*
2. *Abraham Lincoln – how he was able to makes sense out of the senseless in a senseless time*
3. *My paternal grandfather – he died before I was born and I'm told he was an interesting person*

~ Linda Djupstrom

RESPECT EVERYONE, EVERY DAY

Everyone deserves to feel safe and respected.

**Abuse, including verbal abuse of any kind,
will not be tolerated and will result in denial of service.**

PROVIDE CURRENT CONTACT INFORMATION — PLEASE

With the upcoming mailing of the annual packets,
we need your current information.



- Make sure the Office knows **how to reach you in case of an emergency**
- **Have you updated the Office with how to contact you?**
- If you rent out your villa, **provide tenant's contact information to the Office**
- It's the **responsibility of the homeowner to notify the Villas Office of any address changes**
- The **Homeowner Contact Update Form** can be download from the website (<https://villaswest.org/forms>) or pick up a copy from the Office

LOCAL SERVICES



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

SERVICES CONTACT INFORMATION: ELECTRICIANS

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

Green Valley Plumbing (520) 625-8976 www.greenvalleyplumbingaz.com	Sahuarita Plumbing LLC (520) 780-4507 www.sahuaritaplumbing.com	Valentine Plumbing (520) 444-9359 www.valentineplumbingaz.com
Swanson Plumbing (520) 399-6290 https://plumbinggreenvalley.com/	Oscar's Heating & Cooling (520) 342-8780 https://oscarscooling.com/	

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



VILLAS WEST 2023 BOARD OF DIRECTORS

board@villaswest.org

Linda Djupstrom	President
Tom Bowes	Treasurer and Budget & Finance Committee Chair
Ray Harries	Vice President and Grounds Committee Chair
Tim Schaid	Secretary and Architectural Committee Chair
Lila Szedlus	Member at Large, Maintenance Committee Chair & Social

VILLAS WEST OFFICE

Dorothy Gates
General Manager

Liliana Ortega
Assistant Manager

Ashden Armstrong
Administrative Assistant

am@villaswest.org

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

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

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

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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