



VILLAS WEST

FEBRUARY 2024

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**NEW AD-HOC COMMITTEE  
CC&Rs**

A new Ad-Hoc Committee has been approved for revising the Covenants, Conditions and Restrictions (CC&Rs). Now looking for volunteers. You need to be willing to:

- Read and review the CC&Rs thoroughly
- Attend meetings in-person or via Zoom
- Devote time likely through to end of August to complete project

There is a sign-up sheet at the office for those that are interested.

**2024 BOARD OF DIRECTORS**

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

It is very unfortunate and quite concerning there were no applications for the Board. No one from the Villas West homeowners showed an interest. Tim Schaid's term had come to an end; however, he reapplied and will continue with a new term on the Board.

Villas West cannot function unless dedicated homeowners step up to help run our community. It takes a special individual to volunteer their time as a Board member or committee volunteer.

A special thank you to our Board and committee members for your service to our community. There is a respect for each of you because you have volunteered to serve on our board. You give countless hours and it is a thankless job. The pay is non-existent, the hours unpredictable, and the rewards are often limited to the feeling that comes from giving back to the community.

## 2024 Board of Directors - Continued

Thank you for enduring even when other owners disagree with your approach or when friendships are strained due to your decisions in board meetings. Thank you for keeping the best interests of our community at the forefront of your efforts, while leading us through unusual challenges.

Thank you for all of the tasks and outcomes that you accomplished over the past year. While others were sleeping or working or simply being retired or criticizing your work, the Board tackled a number of challenges and made inroads to the mountain of work that needs to be done. Thank you !

### PRESIDENT'S MESSAGE

Linda Djupstrom

As I compose this month Presidents report and I once again finding myself in a place of gratitude for so much.

Our neighbors in Villas West, our staff, the use of Friends in Deed for our meetings, the beautiful weather...well, you get the drift. We have so much to be grateful for.

In that vein, I am also grateful for those who raise questions or have concerns, their voices are good reminders of how important communication is. After our annual meeting I felt those of you who raised questions deserved to have some answers and I am hoping that today I can do that.

First, I want to say thank you for all the kind words said regarding your board, it certainly was appreciated.

**Kermit** - You brought up an excellent point and we are grateful for the opportunity to better explain. You have genuine concerns regarding the process, and it may have appeared to have been ignored in working with the Rules and the Covenants, Conditions and Restrictions (CC&Rs). You are correct, the CC&Rs involve the owner's voice in changing anything and they need to be voted on. We could have done a better job communicating our process and intent.

We are in fact preparing to tackle our CC&Rs which need updating desperately. As a matter of fact, today we will be asking people to sign up to be on the ad-hoc committee to work on this, it is a big project and is heavily weighted on a scale of value added.

**Regarding Class B vehicles.** When the CC&Rs were written Class B vehicles were not an issue. Heck, they may not have been available.

In the process of revising the rules for Villas West, the Board consulted with our attorney about allowing certain types of vehicles that are being used as personal transportation to be provided for, as an amenity for owners/residents. Since the CC&Rs do not clearly define what constitutes a recreational vehicle, the Board has the leeway under the law to interpret if certain types of vehicles will be recognized as recreational or as personal transportation. In no way was the board trying to circumvent the owners, however I can fully understand that the perception might have been just how Kermit saw it.

**PRESIDENT'S MESSAGE***Continued*

There will likely be many changes to our CC&Rs, some of which are legal and need to be changed to stay in line with revised AZ State laws, others are simply out of date and some of which are new ideas. The next 6 months will be a time of working with our attorney and the ad-hoc committee to bring something forward for a vote at our annual meeting.

There will be a great deal of communication during this period of time in hopes of making sure we are clear with our intentions and how owners can have input during the process. Stay tuned and thank you Kermit for allowing us the opportunity to clear this up.

**Ron** - In regard to the sidewalk and having 9 workers "standing around". I heard your concern and did investigate. Last year we saw a need to begin cross training our staff. We would like to see our employees stay on forever and not lose experience and expertise but that doesn't happen. To keep a seasoned and well-trained staff, we are working slowly but surely to have staff qualified to move into other areas as needed. Our goal is to have multiple staff be able to float to pick up slack if we are short staffed, in addition as we lose workers who specialize in, for example masonry work, we have staff to step in. As many of you know when hiring new staff that training period sometimes feels like lost time, but it truly is an investment. Yes, there were 5 or 6 men who weren't working on the specific project, but this is an opportunity for those men to observe and learn.

I appreciate the chance to answer this concern and I also ask that we as owners consider, from the outside, it may look one way but may just as easily be a very acceptable opposite position.

**Rena** - Regarding rapid increase in HOA dues. We have done our level best to explain the cost of doing business and how that is reflected in all our HOA dues.

**Judy and Rena** - Regarding property management for Villas West. Absolutely, ideas like this should be considered. This has been tossed around several times. I have had conversations regarding this with three other HOA board members, 2 from the Tucson area and 1 from Celebration Florida and did receive some interesting perspectives. All three felt they did much better with keeping it in house. That does not mean that it would not work for us but is certainly not at the top of our list at this time. Concerns were they lost control of staff, no participation in the hiring process and a consistent turnover of staff.

As to insurance, the property management company ends up under the HOA's insurance and they do not typically come with legal counsel. In addition, the Board still has responsibility for a great deal including the financial aspect.

All this being said, we as a board may need to take a hard look at this, but it will also take a good deal of time and research and at this time your board has their hands full. In the next months we will have the results from the survey which will give us a clearer view how the majority of owners feel about this issue as well.

I want to make it clear that although none of us are perfect; we have full confidence in our current General Manager and the rest of the crew.

I will leave you with a Lily Tomlin quote: *"The road to success is always under construction."*

~ **Linda Djupstrom, President**



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

Good day. It was great to see many of you at the Board meeting this week!

For being a short month, February has been a busy one.

We had a gas leak at 135 Tierra that took about a week to repair. The pipe was leaking underground near the water heater and the whole line had to be excavated and repaired. This is the third leak so far this year. We were able to escape any leaks last year, lets hope we don't have double this year!

The staff processed 189 work orders since the last meeting in January to the 15<sup>th</sup> of this month. Included in this number are 8 sewer calls, 19 water on requests, 23 water heater calls and 17 no heat calls.

Year to date we have replaced 9 HVAC systems and 8 water heaters. I am waiting for the roofing company to get back to me on scheduling two roofs.

The landscapers continue to work in the zones, paying attention to the trimming of trees and bushes against buildings. We have received a large order of gravel and will be working on erosion control and areas missing gravel.

The paint crew is finishing up on 274 Quinta and will begin 369 Quinta within a week or so. We have ordered some doors to replace those we have work orders for. Wooden fences are being rebuilt as needed so if you have a wooden fence in need, please let the office know. We have several units that patio beams need repairing. We will be keeping a count of these so we can place an order. FYI — these beams are \$225 each so we will only replace them if it is absolutely necessary.

Liliana and Tom continue to work on the compliance project for patios, screens, and doors. We recently adopted a rule to allow the class b vehicles to park on Paseo Tierra. Please come to the office and get a permit and park these in the South End of Tierra spaces.

Marcos has installed a sewer cleanout and has marked one more that is needed. He will start the scoping and cleaning of all sewer lines within the next week. This really has cut down on the sewer calls we received with most of the ones we have been on have been caused by flushing wipes. Roof inspections will once again start and they will be checking the HVAC systems as well.

One oleander has been removed due to the issues it is causing with the sewer line. I am awaiting another bid before scheduling the removal of a couple of trees.

We have a Listening Session on March 7<sup>th</sup> and I am looking forward to your suggestions.

~ *Dorothy Gates, General Manager*

**I just put \$10 of gas in the gas tank  
and I swear my car giggled.**

## GENERAL MANAGER'S REPORT

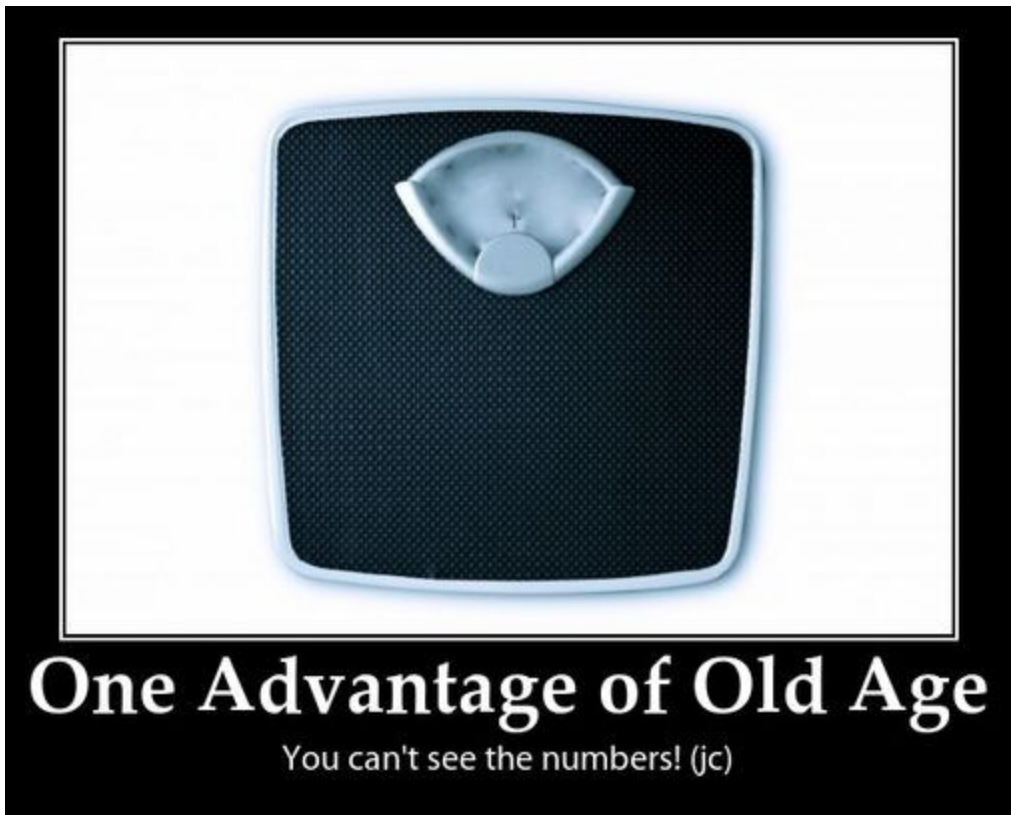
*Continued*



### PARKING PERMITS

Owners and 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!



### 2024 VITA FREE Tax Preparation

At St. Francis-in-the-Valley Episcopal Church  
600 S La Canada Dr. Green Valley

**FRIDAYS - February 2th through April 12th**

Appointments Only

Monday – Friday 9am to 4pm

CALL: 520-329-3818

## UPCOMING BOARD MEETINGS

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

### MONTHLY MEETINGS\*

**March 20th & April 17th**

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

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

**My parents aged as slowly as a basket  
of freshly picked apples;  
I, on the other hand, am a halved avocado  
quickly approaching its expiration date.**

## WE ARE LISTENING

**We are  
listening**



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

**Upcoming Listening Session at  
Friends in Deed:**

**March 7th @ 10:00 am**

**March 7th session is focused on solutions for the concerns.**

### **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 !**



## COMMITTEE REPORTS

### 1. TREASURER, BUDGET & FINANCE

**Tom Bowes**

Don Overturf (accountant) has reported on the financial statements.

We came in about \$24,000 under Budget in operating and about \$10,000 over budget in Reserves for January, mostly due to the higher than anticipated HVAC replacements.

### 2. DOCUMENTATION & COMMUNICATION

**Tom Bowes**

Current Project Recap:

- Operations Manual
  - ⇒ Work continues with the office staff on updating this manual
- Newsletter
  - ⇒ January and February's Special Edition newsletters issued

### 3. GROUNDS

**Ray Harries**

The Grounds Committee have been in communication with each other. We will get together when I return in March to perform a walking tour throughout the community and discuss needed areas in our common parks for supplemental planting purposes as well as an inspection for potential removal of dead, dying or severely stressed plants, shrubs and/or trees.

Some items the committee is looking at for discussion in 2024 are:

- 1) **DOG WASTE** - We are experiencing an increase in dog waste problems involving a lot of time for our management staff for review and clean up. We will discuss additional dog waste bag dispensers as well as waste cans, signage and costs at each park that currently does not have one. Outsiders are a continuing problem for us, the owners and the office.
- 2) **DEDICTAION PLAQUES** - Small park dedication plaques acknowledging particular owners who have dedicated so much of their time, effort and out of pocket expenses for the maintenance of our grounds and beautification projects that have had a positive impact on our community. Location to be determined.
- 3) **SPEED BUMPS AND SPEED LIMIT** - As requested by the Board last year, associated with one of our ownership listening sessions, we have been asked to evaluate the need and expense for installation of speed bumps and lowering the speed from 15 mph to 10 mph which would require new signage.

### 3. GROUNDS

*Continued*

Ongoing project to be managed by Lou Kifer in 2024:

1) Memorial site for loved ones, both human and pets, has been completed and located at the northeast quadrant of Penasco and Quinta (4 corners). Lou has finished up with the engraver in creating a uniform design plate and forms are now available at the office front wall kiosk. The cost will be about \$80 for brass tag engraving. The memorial wall has been named "Live", "Love" and "Celebrate" and 3 recycled wooden plaques created and gifted to Villas West by Lou's brother-in-law should be affixed to the memorial now. See the information further on in this newsletter regarding applying and purchasing a memorial plaque.

2) The "Shaded Ocotillo Ramada" is planned for the southeast quadrant of Penasco and Quinta (4 corners) aka Indian Fry Bread Stand similar to those existing at the Tumacacori and San Xavier Del Bac missions. Ocotillo stocks are in storage and supporting posts will become available as we remove some danger trees this year, repurposing their large limbs.

**Note:**

In 2024 the Grounds Committee has received 5 grounds requests with all being approved. Please keep in mind before submitting a "Grounds Alteration Application", you will need to go to the office and choose a plant or tree that has been approved and as shown in the supplemental plantings manual, which contains color pictures and a list of all approved plants and trees allowed in Villas West.

~ *Ray Harries, Chair*



**Garden Sentinels**  
in the cactus garden by the office



## 4. MAINTENANCE

Ray Harries

### Long Range Plans and Maintenance Committee Report

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 has not met since November on the following long range plans but will meet upon my return in March.

February 2024 Update:

- 1) Roof replacements - 0
- 2) HVACs replacements - 9
- 3) Water heaters replacements - 8
- 4) Trees - Still seeking bids on 14 tree removals in order to compare to our 2024 budget and prioritize a removal plan.
- 5) Oleander removals - 1
- 6) Pools - Revised maintenance plan to scrub all water line tiles weekly to remove scum buildup
- 7) Patio painting - Ongoing
- 8) Water conservation - Looking at costs to remove all lawn within 12 feet of our circular parks sidewalks and curbs, including reconfiguring of irrigation. This proposal will be studied to see if it is cost effective.
- 9) Sidewalk safety - Last November, I identified 29 trip hazard areas. They were yellow paint marked and mapped by myself and provided to the General Manager for scheduling grindings. This project has started and is moving forward. Presently we have completed 50% of the project.

~ Ray Harries, Chair

**At this stage in life, an “all nighter”  
just means I didn’t have to get up to pee.**



**5. ARCHITECTURAL****Tim Schaid**

The Architectural Committee has not met.

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. Install Storm Door**

- Must comply with all Villas West installation and color scheme specifications
- Copy of installer's license and insurance to be on file prior to work beginning
- Villas West office is to be contacted when work is completed

**2. Wrought Iron Gate and Fence around Back Patio**

- Must comply with all Villas West installation and color scheme specifications
- Copy of installer's license and insurance to be on file prior to work beginning
- Villas West office is to be contacted when work is completed

**3. Front Door Window Insert**

- Must comply with all Villas West installation and color scheme specifications
- Copy of installer's license and insurance to be on file prior to work beginning
- Villas West office is to be contacted when work is completed

**4. Replace Tile on Back Porch with Saltillo Tile**

- Must comply with all Villas West installation and color scheme specifications
- Copy of installer's license and insurance to be on file prior to work beginning
- Villas West office is to be contacted when work is completed

**5. Install Golf Cart Pad**

- Must comply with all Villas West installation and color scheme specifications
- Copy of installer's license and insurance to be on file prior to work beginning
- Installation must allow for access to Water Heater Closet
- Villas West office is to be contacted when work is completed

**6. Install Wrought Iron Gate on Patio**

- Must comply with all Villas West installation and color scheme specifications (Black for Patio Gates)
- Copy of installer's license and insurance to be on file prior to work beginning
- Villas West office is to be contacted when work is completed

**5. ARCHITECTURAL***Continued***7. Update Windows with Renewal by Anderson Windows**

- Contractor must obtain building permit at owner's expense with copy supplied to the Villas West office prior to the start of construction
- Must comply with all Villas West installation and color scheme specifications
- Copy of installer's license and insurance to be on file prior to work beginning
- Villas West office is to be contacted when work is completed

**8. Front Door Window Insert and Install New Windows**

- Contractor must obtain building permit at owner's expense with copy supplied to the Villas West office prior to the start of construction
- Must comply with all Villas West installation and color scheme specifications
- Copy of installer's license and insurance to be on file prior to work beginning
- Villas West office is to be contacted when work is completed

**9. Golf Cart Pad - On Hold**

- Reason: *Utility Lines would need to be relocated*

**10. Handrail Installation**

- Work Completed by Villas West - Accessibility Issue

**11. Install Wrought Iron Gate on Patio by T&R Ironworks**

- Must comply with all Villas West installation and color scheme specifications (Black for Patio Gates)
- Copy of installer's license and insurance to be on file prior to work beginning
- Villas West office is to be contacted when work is completed

**11. Install New Storm Doors**

- Must comply with all Villas West installation and color scheme specifications
- Copy of installer's license and insurance to be on file prior to work beginning
- Villas West office is to be contacted when work is completed

~ *Tim Schaid, Chair*

**What is a prize older people can win for aging?**

**Atrophy**

## LICENSED CONTRACTORS AND PERMITS



Under Arizona law, contractors are required to be licensed by the State Registrar of Contractors to perform any contracting work that costs in excess of \$1000.00 or requires a work permit.

Before hiring a contractor, it is advisable to check on whether a license is required for the work your are considering, and whether the person you would like to hire has a license in good standing.

You can call Arizona Registrar of Contractors at (520) 628-6345 or visit [www.azroc.gov](http://www.azroc.gov).

### 6. AD-HOC COMPLIANCE

Tom Bowes

The Compliance committee is moving forward and there is still work being done of the overall process. Liliana and Tom continue to work at getting the new rules set up in our system..

More updates coming soon.

## LEGAL UPDATE

JD Sotelo was indicted in December and charged with two (2) felonies: 1) theft and 2) fraudulent schemes. There are 7 victims listed including 5 other HOAs of which Villas West is the largest.

In regards to the Civil Case filed against Wells Fargo and Washington Federal, there is a pending court date possibly in April. Stay tuned and Dorothy will update when new details are made available.



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

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

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

*~ Lila Szedlus, Social Director*



### NEXT CHRISTMAS PARTY

Mark your calendars for next December !

**December 7, 2024**

### 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 at the office after 2:00 PM on March 7th.

## SOCIAL EVENTS

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



### YACK AND YARN SOCIAL

**March 14th @ 1:00PM**

Join us at South Sarta Pool and your latest knitting or crocheting project for fun and conversation.

### 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.**



### BOARD GAMES IN THE PARK

**March 21st @ 1:00 PM**

Bring your drink and join in for some fun at South Sarta Pool.

Board Games will be provided .

### 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.



### YACK AND YARN SOCIAL

**April 4th @ 1:00PM**

Join us at South Sarta Pool and bring your latest knitting or crocheting project for fun and conversation.



## SOCIAL EVENTS

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



### 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.**



### BOARD GAMES IN THE PARK

**April 18th @ 1:00 PM**

Bring your drink and join in for some fun at South Sarta Pool.

Board Games will be provided .

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.

## HAVE YOU MET - NACHO

*An interview with Ignacio (Nacho) Acedo, Mason worker by Linda Djupstrom*

Linda: How did you get you nickname Nacho?

**Nacho: In Mexico people who are named Ignacio are usually nicknamed Nacho.**

Linda: What was your first job ?

**Nacho: My dad was a bricklayer, and I would help him from the age of 10.**

Linda: How long have you been at Villas West?

**Nacho: I have been here for 12 years.**

Linda: Where did you work before this position with Villas West?

**Nacho: I was working at a golf course doing landscaping and whatever else they asked of me.**

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

**Nacho: Cement work mostly but many other duties including patching walls, painting, repairing patio beams, repairing or building fences, repairing original doors and whatever else is needed.**

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

**Nacho: have explained what I do already to my 11 grandchildren (ages 22 – 3 years) and although I love what I do I also do not want them to follow in my footsteps, I want more for them.**

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

**Nacho: I have none. Everything is easy after these years I know how to do what I am given.**

Linda: What's the most exciting part of your job?

**Nacho: i like every part of my job, I love doing masonry, I am very happy here.**

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

**Nacho: There is nothing specific right now, I am working on the regular work orders.**





**HAVE YOU MET - NACHO***Continued*

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

**Nacho: I love to sing, I come from a family who is musical, but I sing only when I am alone.**

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

**Nacho: I have 4 children, 2 boys and 2 girls. The best compliment I have ever received is from my kids who have told me that I am the best dad in the world. What more can I ask for ?**

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

**Nacho: To see our children have a better life than we had.**

Linda: What kind of music do you like?

**Nacho: Authentic Mexican and I like to dance.**

Linda: What brings you joy?

**Nacho: To wake up each morning and be given another day.**

Linda: Who has had a great influence on you?

**Nacho: My family is a constant influence on me.**

Linda: Do you have any pets?

**Nacho: None right now but I like dogs!**

Linda: Do you have any vacations planned?

**Nacho: Not for now, maybe this summer. I would love to go to Florida and see the beaches. I have heard they are beautiful.**

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

**Nacho: Clean the yard. I do that at work all day.**

Linda: What's your favorite season?

**Nacho: Summer**

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

**Nacho: Spend time with my wife. Take her out because she is usually at home.**

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

**Nacho:**

1. Water
2. Fishing pole and tackle
3. Boat

**HAVE YOU MET - NACHO***Continued*

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

**Nacho: A perfect day is waking up (getting another day) and making breakfast for my wife and spending the day with her. What other thing could be better?**

Linda Favorite drink?

**Nacho: Water and soda.**

Linda: Do you cook?

**Nacho: Sometimes, my wife is a great cook you couldn't find better.**

Linda: What's your favorite food/meal?

**Nacho: Carne Asada!**

Linda: What has made you smile recently?

**Nacho: Everything**

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

**Nacho: A pig we butchered and deep fried and I ate the ear. By the way this is when I was younger, and alcohol might have been involved and I swore I would never do that again !**

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

**Nacho: I went hunting with a friend and it turned out to be quite an adventure of me hanging on to the horns of the deer and going for a ride!**

Linda: Who or what inspires you?

**Nacho: God; he gives me strength.**

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

**Nacho:**

1. **God – get to talk about everything and give thanks**
2. **My children – always**

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

**Nacho: Ahhhh no! (Oh no!!)**

**HAVE YOU MET - NACHO***Continued***Note from Linda:**

The interview process involves Liliana translating and I wanted to express my gratitude for her on-going help and assistance. Thank you, Liliana.

After the interview was completed, Nacho asked Liliana to share the following with me:

***“Of all the years I have worked, Dorothy and Linda have been the best to work for, I am happy when I work, thanks to them.”***

The words landed on my heart and I hesitated to include my name alongside Dorothy’s name. Liliana told him this and he asked me to please print his words exactly as he spoke them. So, I have and I am grateful for his kind words. I will add this is a complete team effort to keep Villas West operating and I am only one Board member trying to make a difference.

I have said this before, and it is worth repeating. Being able to interview our employees has been a very humbling unexpected gift for me.

**~ Linda Djupstrom**

**NEW SIDEWALK**

There is a new sidewalk being created by the office and alongside the Southwest Native Flower Garden.



## 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 homeowner, Dave Lash !***

Thank you, Dave, for stepping up and taking care of what needed to be done. A neighbor's tree was in desperate need of attention, and Dave knowing what was required, trimmed the tree. Great kindness!

#### ***Kudos to the Maintenance Crew!***

Thank you for leveling out the sidewalk and for working in the pouring rain. Those using walkers can easily now move along the sidewalk and not have to be picked up. The tripping hazard is gone.

#### ***Kudos to Dorothy !***

There is a major water leak at the North Pena laundry and Dorothy had crew coming in the morning to work on it. The water had been off a good part of the day, and will probably be off overnight. Once the crew arrived, it was fixed fairly fast.

I sent an email to Dorothy inquiring about the situation and she responded quickly. Thank you so much for the quick update, Dorothy!!!! You are the best, for sure!!

#### ***Kudos to Dorothy !***

I don't think I've thanked you all lately for all your wonderful efforts to communicate the goings-on of our little community! I appreciate the positive tone in pointing out where improvement can be made!

#### ***Kudos to the Maintenance Team !***

Thank you to maintenance for promptly coming to check on a leak near our HVAC ceiling vent early Monday morning. Cracks were found on the roof and immediately caulked; this probably prevented more serious damage that might have occurred with three days of heavy rain.

#### ***Kudos to Frausto's Street Tacos (Food Truck)***

Thank you to the Frausto's Taco team for delivering, once again, such awesome food. The food prepared is consistently excellent and quick. The portions are quite generous and prices are reasonable. They even deliver to your car if your order is 'To Go'. If you haven't been, plan on visiting and tasting their great food - Monday to Friday 3:00 pm to 7:00 pm  
1910 N La Cañada Drive, # 4, Green Valley (520) 499-4859



## SOUTHWEST NATIVE WILD FLOWER GARDEN

Have you stopped by the office and looked at the Southwest Native Wild Flower garden?

The Landscape Committee's vision was to create a flower garden, composed of flowers and shrubs native to the southwest U.S.



Brittle Bush



Globe Mallow

## SUGGESTION BOX

Share your concerns & comments.

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

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

Or stop by the office and drop off your comments in the Suggestion Box.



## 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)



## VILLAS WEST WANDERERS HIKING GROUP

**\*\*\* NEXT HIKE: March 3rd \*\*\***

Going to Madera Canyon from  
Proctor up to the amphitheater.  
You must sign up at 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.



Pick up an order form from the office or refer to the following page.

Payment is due upon placing order.

For more details, contact the office.

***Thank you, Lou Kifer, for this new Memorial Fence.***



# 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 Penansco.

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

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

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

Information you want on your plaque:

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"

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	<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
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## 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 2024

### BOARD OF DIRECTORS

### COMMITTEE CHAIRS

President	<b>Linda Djupstrom</b>	
Treasurer	<b>Tom Bowes</b>	Documents & Communications and Budget & Finance
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)

**Ashden Armstrong**  
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 I Cooling I 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>*

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