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**2024**

**ANNUAL  
GENERAL MEETING**

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

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

Registration will begin at 9:00 am  
Please attend.

**PRESIDENT'S MESSAGE**

**Linda Djupstrom**

On behalf of your Board of Directors, I would like to wish you all a happy, healthy, and warm New Year.

Thank you for those that attend our monthly meetings whether it be on Zoom or in-person as it is great to have you with us. A big thank you to Tom Bowes for pulling together all the details which enabled us to have a TV for our meetings. We hope this will make the meeting more beneficial for those of you who attend.

In addition, the TV provides the option when we are not meeting in-person, as those who do not have access to Zoom will now be able to come to the office and participate. The TV will also be used to set up individual or small group training for owners who do have a computer but haven't been able to access the web portal. Much more on this topic to come.

2024 holds a very active calendar for Villas West with many significant items coming up and we will continue to keep you posted.

One of these significant items that was addressed at the January monthly Board meeting was from our Attorney Wendy Ehrlich who provided an update on the legal cases. Refer to the Legal Update later in this newsletter.

**PRESIDENT'S MESSAGE***Continued*

In this last year I have had the opportunity to work with Wendy frequently. The Board and I have learned a great deal from her that benefited the Villas. She may underplay her impact, but do know that she is a big difference maker who does a great job in advocating for us and training your Board.

I have a dear friend who I consider a little brother, who happens to be an attorney. He also was the president of his HOA. I have shared with him some of our struggles (nothing confidential) and like to bounce some things off of him so when I do meet with Wendy I am as prepared as possible. He refers to her as a "unicorn" and reminds me often how lucky (considering all we are going through) we are to have her and I agree.

Last year we offered scheduled times in the office to meet with me. I have heard that this was appreciated, and some people would like it to happen again. I am willing to do this with the understanding that as president of the Villas West Board, I am only one of five board members. I can NOT make policy; affect change, etc. by myself and I am one of five votes. If you wish to meet with me, please call the office to set an appointment. In addition to that Tom will be sharing with you the opportunity to participate in the upcoming Listening Sessions.

We would also like to remind you of the upcoming annual meeting and encourage you to attend. It is February 7th at the GVR East Center.

As we begin a new year as owners at Villas West I would encourage you to hold Maya Angelou's words to your heart as we interact with each other. And I am especially reminding myself of this.

***"I've learned that people will forget what you said, people will forget what you did, but people will never forget how you made them feel."***

~ *Linda Djupstrom, President*

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

Happy January!

I hope you all had a peaceful and blessed holiday season.

We made it through another chaotic year! We were able to close out the storm of 2022 and put back another \$66,640 into our investment account. There had been no deposits back into this account at least since 2014 so this is HUGE! We ended 2023 with a \$1.1 million in our Ameriprise [investment] account. It will take years to get back where we were but at least you can see some progress.

This month has been the coldest that I have seen here in Arizona in a very long time. Mornings are dipping into the 20s and most days below 60 for a high. We have not been able to open pools much this month due to the low temperatures. Looking at the forecast, it shows some warm days in the 70s with a few days in the mid 60s so we will be able to get the pools opened once again for our polar bears to enjoy!



## GENERAL MANAGER'S REPORT

*Continued*

### OFFICE TV

I want to address something that has come up since the office remodel...the TV. This was a purchase requested by the Board so that we could hold ZOOM meetings and those homeowners that do not use a computer could come to the office to participate. This television will also be travelling for our in-person Board Meetings so that everyone is able to see who is talking. With the help of Tom Bowes, we hope to show this off on Wednesday. You may notice that the TV is turned away from the admin and the only thing on the TV is music (for some background noise).

### PAINT CREW

The paint crew is currently working on concrete and patio beams along with some other repairs before starting up the building painting. We are hoping to start painting again in February and due to the weather, they may be working on two buildings at a time as they are unable to paint in the cold mornings.

### REMOVAL OF TREES

Many of you may have noticed the rings around the trees or ribbon. We have two contractors bidding on the trimming and removal of certain trees. Budget allowing, I have 11 trees on my list for removal. Please know that many of these trees have been flagged as a danger to person or property by a board-certified arborist or they are being removed due to the issues they cause with the sewer system.

### MAGNOLIA TREES

We will also be looking into treating the remaining Magnolia trees. The trees are beginning to thrive since our last treatment, and we feel that they can come full circle if we continue with the treatment. The next treatment is scheduled for June.

### GAS LEAKS

As the cold settles in, it is the time that gas leaks are noticed. We have one reported leak at 322 La Canada. Fortunately, that one leak was at the water heater and easily repaired but the second leak in the building is in the line to the water heater.

This second leak is taking longer to fix due to the line being underground. Please be aware when out walking around and report any smell of gas either to the office or Southwest Gas for immediate attention.

### TENANT INFORMATION FORM & PARKING PERMIT

January brings many visitors to our area. If you are renting your unit, we must receive the tenant information form as well as the \$25 admin fee prior to issuing a parking permit.

### JAVELINAS

We have had an increase in javelina activity lately. We know that some owners feel that they need to feed the wildlife but this reduces their fear of humans as they begin to associate food with humans. This can lead to property damage and safety issues with people and pets in fact, many wildlife attacks are the result of feeding.



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

Feeding, attracting or enticing wildlife is illegal in Pima County. Violations can result in up to a \$300 fine per Arizona Revised Statute 13-2927

**Contact Arizona Game and Fish** if feeding activity in your neighborhood is causing wildlife to become bold. Call the 24/7 Operation Game Thief confidential tip hotline at 1-800-352-0700.

**KUDOS KORNER**

I want to remind you, we have created a "Kudos Korner" in the newsletter where we hope to post the good words our owners want to share. If someone has something good they want to share, please send an email to [newsletter@villaswest.org](mailto:newsletter@villaswest.org) or to [gm@villaswest.org](mailto:gm@villaswest.org). This goes for staff going above and beyond, a helpful homeowner or a business that caters to the population of our community.

**REQUESTS GO FIRST TO THE OFFICE**

Our Board has been inundated with messages, most of which are sent back to me, Dorothy, to handle. Please send your requests or issues to us in the office to take care of. The office should always be your first go to place for information, requests, suggestions, or issues.

If things are not handled to your satisfaction, then go to the Board.

**OFFICE HOURS**

In an attempt to return to normal, our office is once again open from 8am - 4pm, Monday through Friday, with no early closing.

Please understand that there still will be times that I will be unavailable, but Liliana should be available to help. I do ask that you try to schedule an appointment if you need to see me unless there is an emergency.

I wish you all a wonderful winter and hope to see you all again in February.

*~ Dorothy Gates, General Manager*

**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

**VILLAS WEST 2024 APPROVED BUDGET**

**OPERATIONS FUND**

<b>RECEIPTS:</b>	
Assessments	\$2,499,840.00
Late Charges	\$1,500.00
Transfer Fees	\$22,000.00
Laundry	\$13,500.00
Other Income	\$11,600.00
<b>TOTAL INCOME</b>	<b>\$2,548,440.00</b>

<b>DISBURSEMENTS:</b>	
Maintenance	\$953,575.00
Utilities	\$299,200.00
Administration	\$299,221.00
Insurance/Taxes	\$176,520.00
Outside Svc.	\$107,300.00
<b>TOTAL EXPENSE</b>	<b>\$1,835,816.00</b>

<b>INCOME/DEFICIT</b>	<b>\$712,624.00</b>
Transfer to Maintenance Fund	\$672,000.00
<b>Net Increase/Decrease</b>	<b>\$40,624.00</b>

**MAJOR MAINTENANCE FUND**

<b>RECEIPTS:</b>	
OP Fund	\$672,000.00
Interest	\$30,000.00
<b>TOTAL INCOME</b>	<b>\$702,000.00</b>

<b>DISBURSEMENTS:</b>	
Roof Replacements	\$285,000.00
Pool Equipment	\$17,000.00
HVAC Replacement	\$225,000.00
Capital Equipment	\$25,000.00
Restoration	\$50,000.00
Tree Maintenance	\$60,000.00
Contingency	\$30,000.00
<b>TOTAL EXPENSE</b>	<b>\$692,000.00</b>

<b>Income/Deficit</b>	<b>\$10,000.00</b>
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<b>NET ADDITIONS TO RESERVES</b>	<b>\$50,624.00</b>
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**NOTE:** You may pick up a copy of the 2024 Budget at the office



## 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\*

February 21st

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

### ANNUAL GENERAL MEETING

February 7, 2024 @ 9:30 am

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

**Registration will begin at 9:00 am**

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

## WE ARE LISTENING

**We are  
listening**



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

**There are two upcoming Listening Sessions  
and both start at 10:00 am at  
Friend in Deed:**

**January 25th & March 7th**

January 25th session is focused on you the homeowner and what are you concerned about.

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 !**



VILLAS WEST



## ANNUAL PACKET



**Please read the instructions closely.**

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

**RETURN TO THE OFFICE  
BY FEBRUARY 5th, 2024**

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

- **Ballot for Board of Directors position**
- **Owner Survey**
  - ⇒ To keep this confidential, return in the same envelope as the ballot
- **FHA Compliance**
- **Occupancy Survey - PLEASE RETURN**
  - ⇒ **This is extremely important as our sewer cost is based on occupancy** at a certain time of the year.
  - ⇒ We are begging homeowners to return this survey as this is how our sewer cost is formulated.
  - ⇒ **Our sewer cost went up \$200/month this past year from lack of returned surveys.**
  - ⇒ To increase the number of surveys we receive back, you may call the office with the survey information.
  - ⇒ This survey is in your annual packet however a “fillable” form is on the website <https://villaswest.org> or you may obtain a copy at the office

**How many seconds are in a year?**

**12!**

**January second, February second, March second...**

## COMMITTEE REPORTS

### 1. TREASURER, BUDGET & FINANCE

**Tom Bowes**

Don Overturf (accountant) has reported on the financial statements, and we are happy to report that our net income for 2023 was \$167,675.84. We were able to deposit \$66,680 into our major maintenance fund giving us a closing balance of \$1,219,335.23, up \$238,552.23 from 12/31/2022.

**If a cookie falls on the floor and you pick it up...**

**That is a squat, right?**

### 2. DOCUMENTATION & COMMUNICATION

**Linda Djupstrom**

Current Project Recap:

- Operations Manual
  - ⇒ Work has begun to update this manual
- Newsletter
  - ⇒ December newsletter issued

~ *Linda Djupstrom, Chair*

### 3. GROUNDS

**Ray Harries**

The Grounds Committee, in part, met last November and will not meet again until I return in March. I will call each committee member this month to get a consensus on proposed goals for grounds improvements for 2024.

Unfortunately our Grounds Committee Lead, Lou Kifer, retired on January 1, 2024. She will be sorely missed by all. She served our community for over 3-1/2 years and we owe her our gratitude. However, she will continue on her unfinished business of seeing through her "Memory Wall" project as well as her "Shaded Ocotillo Ramada" structure AKA Southwest Indian fry bread stand similar to those at the Tumacacori and San Xavier Del Bac Missions.

I will provide a more detailed report for the annual ownership meeting on February 7, 2024 regarding all the accomplishments Lou and her Grounds Committee finalized in 2023.

If any of you are interested in helping out with the Grounds Committee, please contact myself or the office. Your help would be greatly appreciated by our community

~ *Ray Harries, Chair*





## 4. MAINTENANCE

Lila

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 Villa's 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. The plans to be discussed are as follows:

- 1) roof replacements
- 2) HVACs
- 3) water heaters
- 4) danger trees/sewer problem trees
- 5) oleander sewer problems
- 6) pools
- 7) patio painting
- 8) water conservation
- 9) sidewalk safety lighting and trip hazard grindings

- 1) **Roof replacements** are a 4-5 year plan based on physical roof inspections and reported work orders over time. Since my last report in November, 2023, one roof has been replaced leaving 38 future roof replacements, again dependent upon visual inspections and office research.
- 2) **HVACs** are on a 2-year plan for replacing all remaining units still using the R-22 refrigerant that has been banned by the US government for over 10 years now. Since last November, 30 HVACs have been replaced, mostly due to storm damage. Of the 70 HVACs that remain on the R-22 refrigerant, I should have an accurate count of those still needing replacement by the February meeting.
- 3) **Water heaters:** No update
- 4) **Trees.** Presently our General Manager is soliciting competitive bids for removing 2 danger Eucalyptus trees ASAP and they are being flagged. We chemically treated the remaining Magnolia trees at our pool sites in 2023 for disease and fungal infections and they seem to be doing much better now. Our General Manager is now reviewing a bid from our arborist to repeat the treatment again in 2024.

**What kind of doctor is Dr. Pepper?  
A Fizzician.**



## 4. MAINTENANCE

*Continued*

- 5) **Oleander sewer blocking problems:** We started with a 1-year plan then modified to a 3-year removal plan for 70 problem oleanders that has cost the ownership so much money in sewer line repairs over the years. Last year we removed only 10% of those problem shrubs. We will now expand this program to a 4-year plan due to a lack of manpower, budget monies and time constraints.
- 6) **Pools:** In the last month our General Manager has been able to replace 6 chaise lounges at each pool site. Due to budget constraints and increased costs, the worn out and/or damaged furniture will be replaced as the budget allows. The new pool maintenance schedule has been in place for a few months now and is working well.
- 7) **Patio painting:** No update
- 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. Our General Manager is now developing a work schedule in 2024 to eliminate these trip hazard areas and work has begun and should be completed by year's end.

A more detailed report regarding these 9 long range maintenance plans will be provided at the February ownership meeting.

~ *Ray Harries, Lead of the Maintenance Committee*

## 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 Bathroom Fan - NOT YET APPROVED - ON HOLD\***
  - Installation must be done by a certified electrician
  - Permit required
  - \*Need to know which unit is being considered for this work (A, B, C or D)
2. **Washer/Dryer Connections**
  - Installation must be done by a certified plumber
  - Permit required
  - 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*

**3. 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

~ *Tim Schaid, Chair*

**6. AD-HOC COMPLIANCE**

**Tom Bowes**

The focused inspections were completed and there were over 200 violations. The good news is a number of residents have already corrected the issue after being made aware of the violation.

There is still work being done of the overall process and it is burdensome.

The next focus is on screens and screen doors. If you have a torn screen, now is the time to repair it.

**If you are being chased by a pack of taxidermists...**

**DO NOT PLAY DEAD!**

**SOCIAL EVENTS**

**Lila Szedlus**

Come out and join your neighbors at the  
**FUN IN THE SUN COFFEE HOURS.**

In December there were over 40 people in attendance that enjoyed conversation, donuts, scones and of course, coffee !



**NEXT CHRISTMAS PARTY**

Mark your calendars for next December !

**December 7, 2024**



## 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*



### FUN IN THE SUN COFFEE HOUR

**February 8th @ 9:00 AM**

Donuts and Scones will be served.

### VALENTINE'S DAY LUNCHEON

**February 14th @ noon**

Bring a dish to pass

**Must sign up at office to receive a meal ticket.**

**Cut off to obtain a ticket is February 9th**



### FUN IN THE SUN COFFEE HOUR

**March 7th @ 9:00 AM**

Donuts and Scones will be served.

## SOCIAL EVENTS - 2024

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



### SPRING PATIO SALE

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

Follow the balloons to participating villas.

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

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

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

### ST PATRICK'S DAY

**March 15th @ noon**

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

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

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



### CRAFT SHOW

**March 22nd 12:00 — 2:00 PM**

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

**Sign up in office required.**

Cost \$5.00 for paper ad.



### FUN IN THE SUN COFFEE HOUR

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

Donuts and Scones will be served.

### SPRING BREAK

**April 12th @ noon**

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

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





## HAVE YOU MET - ANDRE

*An interview with Luis Andre Soltero Chavarin, Maintenance Worker, by Linda Djupstrom*

Linda: What was your first job ?

**Andre:** *A cashier on a food truck selling burritos.*

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

**Andre:** *The Green House as an inventory supervisor.*

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

**Andre:** *Maintenance - Check on HVAC, water heaters, pools, sewers are the main things we do among other things.*

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

**Andre:** *I clean pools and climb on roofs and fix HVACs to help people stay warm or cool.*

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

**Andre:** *Sometimes the HVAC becomes complicated and requires many different options.*

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

**Andre:** *When you fix a problem, and you see the owners are happy - that is the best part of my job.*

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

**Andre:** *The opportunity to learn new things - each day presents this opportunity.*

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

**Andre:** *I ride and rope and in three more weeks I am setting up a rodeo and hopefully some of my co-workers like Miguel and Chili will be joining including the rest of the staff.*

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

**Andre:** *My mom is always encouraging me and reminding me to do my best - always. She is a good role model.*





**HAVE YOU MET - ANDRE***Continued*

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

**Andre:** *I already have all that I dreamed of with prayers and hard work. I am grateful for my "father" and all he afforded me including a good education which ultimately allowed for me to achieve my dreams of owning a Jeep, owning horses and most importantly I have the love of my life and we just got engaged.*

Linda: What kind of music do you like?

**Andre:** *Mexican - "banda"*

Linda: What brings you joy?

**Andre:** *Seeing my fiancé, Valeria, happy. This bring me joy!*

Linda: Who has had a great influence on you?

**Andre:** *My dad and my grandpa and of course my mom.*

Linda: Do you have any pets?

**Andre:** *My horse - Chipi*

Linda: Do you have any vacations planned?

**Andre:** *Yes, I just finished it. I went to Chicago and that is where I got engaged!*

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

**Andre:** *Valeria and I split chores all the time the one I dislike the most is sweeping.*

Linda: What's your favorite season?

**Andre:** *Winter and Christmas*

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

**Andre:** *Rodeo team roping!*

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

**Andre:** *Valeria of course! Then a horse, tools and my Jeep !*

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

**Andre:** *Being with my entire family on the ranch. When I am riding on a horse I can forget all of my problems or my 'to do' list.*

Linda Favorite drink?

**Andre:** *Natural Mexican flavored water and maybe sometime whiskey.*



**HAVE YOU MET - ANDRE***Continued*

Linda: Do you cook?

**Andre:** *Just on the grill*

Linda: What's your favorite food/meal?

**Andre:** *Mexican Sushi and Pizza*

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

**Andre:** *I want to be a rancher!*

Linda: What has made you smile recently?

**Andre:** *On our vacation in Chicago when I proposed to Valeria!*

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

**Andre:** *"huevos of a bull" or for those of us from outside of Mexico, Rocky Mountain Oysters*

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

**Andre:** *I'd rather not share that.* (Linda: As I am writing this he has a smile on his face like I've never seen)

Linda: Who or what inspires you?

**Andre:** *My commitment to my fiancé. I want to continue doing better and better. She is an inspiration to me every day.*

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

**Andre:**

1. My father - He died when I was four and I would love to have had an opportunity to know him.
2. My Grandfather - any time I have an opportunity to spend time with him is a gift. I am so grateful he is still with us. I can never get enough time with him.
3. My mom - I love talking with her always. And I would like to add my future mother-in-law to this list as well. She has treated me like a son.

**Post scrip from Linda** - Getting to know the staff through these interviews has been one of the unexpected bonuses that I have received in this "job". Each time I sit with one of our employees I get the opportunity to see the goodness in people, their perspective on things and the appreciation they have along with the commitment to Villas West.

I would like to thank the staff for participating and allowing us all to get to know a little more about them besides work. And a big thank you to our Newsletter Editor Judy for the gentle nudges to keep doing this monthly.



## 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 Board Member Ray Harries*** for all his contributions on the committees he is on. So many things here have been made better since he's been on the board, too many to mention; however the proper temperature of the pools, & all the charts for the maintenance of the villas he has done for us will benefit many people in the years to come. Also it will make the staffs' jobs easier in the future. We are grateful!

#### ***Thank you again Dorothy !***

I realize that you've had your hands full, for over a year now, dealing with all the horrific monsoon storm damage and I extend to you my deepest appreciation and gratitude to you and all your staff for doing such an outstanding job here at the Villas West!

#### ***Thanks so much for your weekly newsletters, Dorothy.***

I realize they take a lot of time but they sure help to make us feel part of Villas West when we aren't there.

#### ***Thank you to Andre & to Ashden !***

Thank you very much for sending Andre over for my antennae. [Ashden] I really appreciate your help on that. By the way Andre was awesome; so patient. I really, really like him and we are lucky to have him and you. Thank you!

#### ***Thank you so much, Dorothy !***

As always you, and your crew, did a wonderful & expedient job tackling this situation and I am extremely grateful to all of you! Thank you so very much.

#### ***Thank you, Dorothy.***

I just wanted to send a note and thank you for the prompt response and fix of our gas and water heater issues this past week. It is very much appreciated by us.

#### ***A Huge Thank You, Lou Kifer !***

Thank you for your tremendous efforts over the past 3-1/2 years. Without your insight, diligence, and many hours of hard work, our grounds with the extra touches wouldn't be where they are. Excellent work!



## LEGAL UPDATE

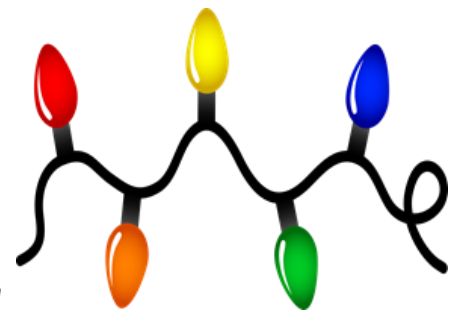
JD Sotelo was indicted in December and charged with two (2) felonies: 1) theft and 2) fraudulent schemes. There are 7 victims listed including 5 other HOAs of which Villas West is the largest. A Victim Advocate has been assigned to Villas West to assist in the process.

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

## CHRISTMAS PATIO DECORATING CONTEST WINNERS

Thank you to all that participated. The prize winners this year were:

- LeAnne @ 188 B Pena
- Gerstalauer @445 B Esperanza; the idea of decorating came from Brenda Bolt who assisted in the decorating
- Carter @ 456 B Camino Penasco



For those of you that didn't register for this decorating contest, you missed out on great prizes. Hope to see more participants this coming December when the contest will run again.



## HOLIDAY DECORATIONS

ALL holiday lighting and decorations were to be removed by January 15, 2024.

Please ensure any decorations placed on lampposts or elsewhere in the common area have been removed.

## CANDY JAR DONATIONS

When you visit the office you may have noticed our candy jar and a donation jar. We use the funds collected to purchase candy to keep the jar full.

Please enjoy a piece of candy while visiting the office, and consider dropping some spare change into the donation jar so the treats continue to be offered.





## DON'T PARK WITH BUMPER HANGING OVER CURB



Please do not park your vehicle with the bumper hanging over the curb. It makes passing difficult for many pedestrians, including those in wheelchairs, walkers, those that require someone's arm next to them for stability or are blind and use aids.

It is Arizona Law: *No person shall park any part of a vehicle or an attachment to the vehicle, including a hitch or trailer, that blocks an area of a sidewalk and impedes continuous pedestrian use of the sidewalk in a manner that is not consistent with the Americans with Disabilities Act as defined in A.R.S.*

Also, packrats will use the easy access to a vehicle that has a bumper or tow hitch extended over the sidewalk as they like to chew automobile wires.

## OVERFLOW PARKING ON TIERRA

The office has received complaints about vehicles parked in overflow parking on Tierra for long periods of time. There are very limited parking spaces and not enough room for long-term storage of vehicles. A rule was passed to allow the parking of Class B motorhomes however they are only allowed on the southern-most end of Tierra, and by registering first with the office.

If you have a vehicle parked on Tierra and it is not driven, please move this vehicle to off-site storage to free up space for visitors and for those truly needing a second spot.



## VEHICLE COVERS



Many of you use vehicle covers to cover your vehicle during your absence. These should not be used on Tierra and any cars left here for the summer should be parked in your legally deeded spot.

All covers shall fit the vehicle snugly and shall not be torn or frayed. If you choose to use a cover, please have someone available to replace it or repair it when needed.





## BULK PICK UP

### Third Friday of Each Month

We do have a bulk pickup for unwanted items. If you have any items you need hauled off, 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.

## LANDSCAPE DEBRIS

To go along with the above reminder, landscape debris is the only item allowed to be placed on the curb.

This is only allowed on **Mondays and Thursdays** and all debris must be boxed or bagged for pickup. Any other items will be tagged as a violation, and we will do our best to track down the owner.



## DOGS MUST BE ON LEASH



Pima County has a leash law and your pet must be on a leash in parks and public areas and under your control at all times. Remember that tie-outs are prohibited as a method of confinement.

A leashed dog with no human at the other end does not comply with this rule! Dogs running without restraint is a danger to other people and pets outside, not to mention enticement for javelinias.

Your unleashed dog might be a friendly dog but runs loose up to an unfriendly dog or resident and gets harmed... Whose fault is it --- YOURS! This rule cannot be stressed enough nor the importance of following the rule. PLEASE leash your dog!

## 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)





## LIVING IN VILLAS WEST

### VILLAS WEST WANDERERS HIKING GROUP



On January 1st, Lou Kifer will lead the way to visit the 'old man saguaro cactus' located nearby to Villas West.

12 people participated in the 4.7 mile hike.

Join in the fun of walking with neighbors. Next hike will be **Sunday February 4th** to Brown Mountain, in west Tucson.

Look for more details in an upcoming Friday update from Dorothy.

## MEMORIAL FENCE

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

Create a special message to be engraved onto a brass plaque which can then be locked onto the Memorial Fence.

These plaques 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 Penasco.

For more details, contact the office.

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



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

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

## VILLAS WEST OFFICE

**Dorothy Gates**  
General Manager

**Liliana Ortega**  
Assistant Manager

**Ashden Armstrong**  
Administrative Assistant

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

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

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

Schedule an appointment if you need to see Dorothy

**520-393-7891**

460 South Paseo Quinta  
Green Valley, Arizona 85614

### **EMERGENCY or After Hours: 520-256-5779**

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

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

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

We cannot respond after dark or during inclement weather.  
Emergency service does not include turning on/off the water or lighting water heaters.

## ADVERTISE IN THE NEWSLETTER

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



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

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

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

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

## NEWSLETTER SUBMISSIONS

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

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

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

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

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

*If you would like your own copy of the newsletter, send your name and address to: [newsletter@villaswest.org](mailto:newsletter@villaswest.org)*

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

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

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