

GREEN VALLEY VILLAS WEST

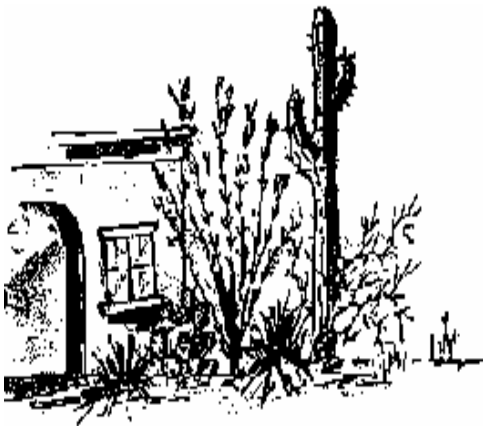
Condominium Association

PO Box 120

Green Valley, AZ 85622

PRSR STD
U.S. POSTAGE PAID
GREEN VALLEY, AZ
permit #26

Address Service Requested



February
2010

NEWS AND VIEWS

Green Valley
VILLAS WEST

Condominium Association
PO Box 120, Green Valley, AZ 85622
(520) 393-7891 fax (520) 393-7893

email: villas-west@qwestoffice.net
Web site: www.villaswest.org

Villas West News and Views is the official document of the Board of Directors of Green Valley Villas West Condominium Association and all published information herein constitutes notification to all members. The Board of Directors reserve the right to edit all submitted material. 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 printed in the Green Valley Villas West Newsletter.

2010 BOARD OF DIRECTORS

Office

Ralph Huesing

Sharon Coustier

Helene Powers
"Crystal"

Elizabeth Baker
"Betty"

Ralph Bristol
"RB"

Committee

*(Officers and
Committee Chairs
to be determined
at the Organizational
Meeting, Feb. 24, 2010.)*

Villas West Management Office

Mail Address:

PO Box 120
Green Valley, AZ 85622

Location: 460 S. Paseo Quinta

Phone: (520) 393-7891

Fax: (520) 393-7893

After hours emergency* (520) 256-5779

Office Hours: 8:00am-4:00pm Mon.-Fri.

Maintenance requests: 8:00am-4:00pm Mon.- Fri.

Email address: *villas-west@qwestoffice.net*

General Manager: *daryl.villas-west@qwestoffice.net*

Web site: *www.villaswest.org*

General Manager: Daryl Larson, CMCA, AMS

Bookkeeper: Carolyn Burleson

Administrative Assistant: Jessie Gortari

*Emergencies include: heating, cooling and exterior sewer line problems. However, we cannot respond after dark or during inclement weather. After hours emergency service is NOT available for turning on water and lighting hot water heaters.

LOCAL SERVICES

Telephone

Cox

(520) 884-0133

Qwest

(800) 244-1111

Electric

Tucson Electric Power

(520) 623-7711

(800) 328-8853

(520) 623-3451 EMERGENCY

Gas

Southwest Gas Company

(520) 889-1888

(800) 428-7324

(520) 746-1076 EMERGENCY

Cable TV

Cox

(520) 884-0133

(888) 751-9138

Waste

Talking Trash

If no pickup: (520) 888-7274

Mail

Green Valley Main Post Office

50 E. Continental Road

Green Valley, AZ 85622

(520) 625-4221

Green Valley Flowers and Gifts

Green Valley Mall

Snake Removal

(520) 629-9200



**A MESSAGE FROM YOUR BOARD
PRESIDENT**

RALPH HUESING



After a record-setting number of ballots for the election of members to the Board of Directors was received, congratulations go to the following recipients of the votes:

Ralph Bristol — 3 year term
Elizabeth Baker — 3 year term
Crystal Powers — 1 year term

These three elected members plus the two existing ones, Sharon Coustier and Ralph Huesing will comprise the five-member Board for the Fiscal Year 2011 which begins on March 1, 2010. The reorganization of the newly-formed Board will take place on Wednesday, February 24, 2010 at First American Title, 9:30AM.

Another very busy year for the Board of Directors is awaiting us. The documents that govern Villas West Condominium Association still need some revisions and updating to comply with the Arizona Revised Statutes. In addition, the completion of the job descriptions for the employees will need additional time and attention. And finally, evaluation forms based on the job descriptions must be developed in order to properly evaluate the work performance of all our employees.

Reminder:



The Board of Directors urge you to return your **CCR ballots** as soon as possible. If you are waiting for the next CCR informational meeting, it will be held on Thursday, February 25, 2010 at 10:00 a.m. at Penasco Park.

***Motions passed during the meeting of the
Board of Directors:***

**BY SHARON COUSTIER
SECRETARY**

January 19, 2010

1. It was decided to remove a pine tree located at south full circle on Paseo Quinta by Trees for Tom for \$900.
2. It was decided to remove an Acacia tree on Paseo Sarta by Trees for Tom for \$375.
3. It was decided to direct Daryl Larson, General Manager, to develop a shed agreement letter for owners requesting to paint their own shed, Arizona rooms, and/or back porches.
4. The motion passed to alter the application needed to allow homeowners to paint their sheds to indicate that the cost to the owner is \$50 for the shed; \$45 for the porch; and \$60 for the Arizona room if painted by the Association.
5. It was decided that the two candidates running for the Board who receive the most votes will serve for a term of 3 years each, while the candidate who receives the third highest number of votes will serve for a term of 1 year.
6. It was decided to approve the architectural applications 1 to 13 as submitted.
7. The motion to increase the Board from 5 members to 7 members failed for a lack of a second.
8. It was decided to replace shed roofs at 414 D Sarta and at 403D Pena.
9. It was decided to approve the Minutes of the December 15, 2009 Board of Directors Meeting and the Executive Sessions of December 21, 2009, December 29, 2009, January 5, 2010, and January 12, 2010.

Motions passed during Executive Committee meetings of the Board of Directors:

BY SHARON COUSTIER

1. December 21, 2009:

- It was decided that an annual standard evaluation of each staff member be conducted at the first of the year with possible pay increases awarded at that time.
- It was decided that Daryl Larson, General Manager, be evaluated during the week of March 15, 2010, and if the evaluation is favorable, a modest increase in salary will be awarded.

2. December 29, 2010:

- It was decided to develop a salary schedule that reflects the type of work being done.
- It was decided to approve the newly developed job description for the General Manager with an attachment, on a temporary basis, to also refer to the Operations Manual for additional detail.

3. January 5, 2010:

- It was decided to hire Grant Parker to complete the work on the Forecast (Budget) with which he had previously collaborated with Dean Baker.
- It was decided that the part-time car drivers be paid their unused vacation hours through December 31, 2009, and that no further vacation hours be awarded in the future.
- It was decided to require the cleaning lady to take her accumulated unused vacation no later than August 31, 2010 and that no further vacation hours be awarded in the future.
- It was decided that beginning on January 1, 2010 part time employees will no longer be eligible for any benefits according to the revised Employee Handbook.
- It was decided to direct Daryl Larson, General Manager, to pursue hiring of one additional maintenance worker.

Continued.....

- It was decided to direct Daryl Larson, General Manager, to arrange for all members of the landscape crew to take their accumulated, unused vacation hours before their anniversary date.
- 4. January 12, 2010:**
- It was decided to authorize Daryl Larson, General Manager, to purchase a used, 4-door sedan to replace the car that was "totaled" by the insurance company.
 - It was decided to hire Frank Bustamante as an additional painter.
 - It was decided to hire Alex Martinez as an additional maintenance worker.
(Note: After one day on the job, Alex Martinez did not return.)
 - It was decided to authorize Ralph Huesing, President, to sign the Release and Indemnity Agreement to complete the requirements necessary to settle the copyright infringement violation by the Neighborhood Committee.
 - It was decided to move the painting crew to begin on the units on La Canada after the completion of the painting of the villas on the NW side of Sarta.

Documents Committee Report

By Ralph Huesing

The ballots for the C.C. & R's are due no later than March 24, 2010. **448 ballots are required** for a quorum. **369 ballots have been returned**, which means that **79 additional ballots are still needed**. These amendments on the ballot will affect and are important to all homeowners!

If you have misplaced your ballot, additional ballots are available in the office.

From the General Manager's Desk:

It was very nice to meet and greet so many of you at the Annual Meeting. Thanks for attending!

This month the two "quad" vehicles were sold. The Board authorized the purchase of a used golf cart for use of the office exclusively. This will enable me to get out and about more easily and efficiently.

This is the very busy time of the year for the office. If you have concerns or comments please feel free to email me directly or call the office to set up an appointment so I can give you undivided attention.

***Sincerely,
Daryl Larson, CMCA® AMS®***

GROUNDS COMMITTEE REPORT

***By Sharon Coustier
Grounds Committee Chairperson***

- Trees by Tom removed 2 potentially dangerous trees from the grounds.
- Some upgrades have been done to the front entrance of the office.
- The Landscaping (Grounds) crew have been busy getting the greenery ready for the spring season.
- For all of you who appreciate a job well done by the Landscaping (Grounds) crew, please let them know with a smile and a wave.



VILLAS WEST MAINTENANCE

***By Crystal Powers
Maintenance Committee Chairperson***

Another fiscal year has come to an end and what a perfect time to share with all of you my sincere appreciation of the men who make up the Maintenance Crew.

- We have a working Maintenance Supervisor Juan Gortari with great leadership skills and knowledge of the workload.
- We have Brady Ravia who is extremely knowledgeable of all the maintenance needs of Villas West.
- Manuel "Yaqui" Suarez has been a devoted employee of 17 years and has many skills needed in working in maintenance.
- We would like to welcome Ron Nunamker, the newest member of our maintenance staff.

Due to our terrific painting duo we are now progressing much faster in this ongoing painting of 672 Villas.

- The painters are lead by Manuel Gortari, who has brought to us the many skills he has developed in his years of experience
- We would also like to welcome Frank Bustamante to the painting staff.

Both of these painters are professionals and have the skills needed to complete their work, especially, the multi steps needed to patch our stucco walls.

All 6 employees of our Maintenance Crew work well with one another, and make up an exceptional team. I truly thank every one of them for the wonderful work they perform for us.

**New
Homeowners**



William H Weisgerber 360 B Paseo Pena
Barbara anne Weisgerber

Susan L. Kirk 317 C Paseo Tierra

Keith R. & Judith A. Ulberg 361 B Paseo Pena

Kenneth D. Richter 457 B Paseo Pena

Thomas Edward Williams 134 D Paseo Quinta

**Welcome to
Villas West !**

Nominating Committee
By Suzanne Freeman

Thank you to all the owners who sent in their vote for the 2010-11 Board of Directors election. The response was outstanding...563 ballots returned...the highest number ever received.

My thanks, especially, to the volunteers who spent 3 hours counting the ballots in the Villas West office on Monday, February 8: **John Eshuis, Donna Bauman and Dell Fossum**. Each ballot was carefully counted two times to assure accuracy. The results are available in the office for 90 days. Afterwards all ballots will be shredded.

Congratulations to our new board members: **Elizabeth Baker, Ralph Bristol** and the re-election of **Crystal Powers**.



Important Reminder

- The Green Valley Postmaster has reminded us that the mail carrier must have total access to each mailbox on a villa patio.
- There have been a few complaints of clutter and debris making it very difficult for the mail carrier to reach each box.
- Remember....the postmaster CAN stop delivery to an individual address if the mail cannot be delivered due to debris or clutter.



Mark E. Morales
Financial Consultant
Chartered Retirement Plans Specialist

WACHOVIA SECURITIES

Wachovia Securities, LLC
WS7182
230 West Continental Road, Suite 408
Green Valley, AZ 85622
Tel 520-625-7470, 800-925-7470
Fax 520-625-6717
mark.morales@wachoviasec.com

This and That

Exterior Painting

There are now 3 full time painters assigned to paint the exteriors of all the villas. Some buildings have already been completed. The next area to be painted will start at **124 LaCanada** by March 1, and continue over the next 5 1/2 months.

Homeowners will be notified as to when to expect the painters to begin work on their villa. At that time certain repairs and/or issues will be corrected. These will include such things as hanging cables and wires etc. This will also be a time to correct issues of non-compliance of the Rules and Regulations. i.e. back and front porch clutter, storage units, window screens, pots and decorations in common area etc. Please consult Rule #11 for specific guidelines. Your cooperation will be appreciated!

Food Bank

There is an official Food Bank collection container in the office now. They are grateful for our past collections and will be picking up our donations each week. Please remember: unopened items only.

Spring Patio Sale—Save the date !

The Villas West Spring Patio Sale will be Saturday, March 20, 2010.

(Remember: patio sales are limited to community-wide events in November and March of each year. No individual patio sales are allowed.)

More details will be in the March Newsletter.

February 2010

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1	2	3	4	5	6
7	8	9	10	11	12 <i>Lincolns's Birth- day</i>	13
14 <i>Valentines' Day</i>	15 <i>Presidents' Day</i>	16	17	18 <i>Fun-In-The-Sun Penasco Park 10 AM</i>	19	20
21	22	23	24 <i>Board Meeting 1st American Title 9:30 AM</i>	25 10 AM <i>CC&R's Info Meeting Penasco Park</i>	26	27
28						

2010 BOARD MEETING SCHEDULE

WEDNESDAY FEBRUARY 24, 2010
 WEDNESDAY MARCH 24, 2010
 TUESDAY APRIL 13, 2010
 TUESDAY JUNE 8, 2010
 TUESDAY AUGUST 17, 2010
 TUESDAY OCTOBER 12, 2010
 TUESDAY NOVEMBER 9, 2010
 TUESDAY DECEMBER 14, 2010

