

# Villagio

at Rancho San Clemente HOA

January 2016



## BOARD OF DIRECTORS

Dan Gutierrez  
Robert Speidel  
Ashly Fox  
Justin Brown  
Jerry Anderson

Master Delegate ~ Jerry Anderson  
Master Alternate Delegate ~ Vacant

We would like to thank Dianne Lynch for her years of contribution to the community and Seth Forster as well for his financial guidance and keeping the books in check! Welcoming Justin Brown and Ashly Fox to the board.

## MONTHLY BOARD MEETINGS

The next Monthly Board of Director Meeting will be held on Thursday, January 21, 2016 at 6:30 p.m. at the Community Center, Multi-purpose Room located at 100 N. Seville, San Clemente. All owners are welcome and encouraged to attend.

## NEW WEBSITE

Curtis Management Company has launched a new website! Check us out to see all the new features and options that are available to homeowners and Board Members. Visit: [www.curtismanagement.com](http://www.curtismanagement.com) to share our excitement.



Community Manager: Dorian Jackson  
e-mail: [djackson@curtismanagement.com](mailto:djackson@curtismanagement.com)

Assistant Manager: Anne McCann  
e-mail: [amccann@curtismanagement.com](mailto:amccann@curtismanagement.com)

5050 Avenida Encinas, #160  
Carlsbad, CA 92008  
[www.curtismanagement.com](http://www.curtismanagement.com)

Phone – 760/643-2200 Fax – 760/579-4501  
[www.villagio1.com](http://www.villagio1.com)

## COMMUNITY PROJECTS

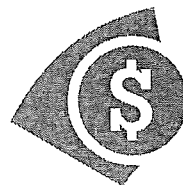
We are continuing to maintain our community and will be installing 3 new updated mailboxes soon!!

## COMMUNITY INVOLVEMENT

Make this your year to really get involved in the community! A great place to start is by attending the association meetings so you are aware what is happening in your neighborhood. Regular Monthly Meetings are held each month at the San Clemente Community Center, Multipurpose Room, 100 N. Seville, San Clemente. Open Forum begins at 6:30 p.m., and is open to ALL homeowners – Please come, listen and share your concerns and ideas.

You may also consider volunteering to serve on one of our committees (landscape, architectural, etc.). Please contact Curtis Management Company if you are interested. Your serious consideration is appreciated. After all, what you put into this community, you and others will get out of it.

## ASSOCIATION DUES



The monthly dues went **DOWN** from \$159 a month to **\$150!!** Please make sure to adjust your automatic payments accordingly.

It is essential that your association dues payments be made on time. This is the only means that the association has to meet its financial obligations. The Board is sympathetic to these tough times but they have a fiduciary responsibility to be consistent with the collection procedure to all members. Delinquent accounts that are forced into the collection process can be costly (collection fees) and can put the homeowner into a tougher situation. It is not the Board's intent to put an additional burden on its members by starting this collection process but they must be consistent and fair to all members.



## **HOLIDAY SCHEDULE**

Curtis Management will be closed on December 24<sup>th</sup>, 25<sup>th</sup>, 31<sup>st</sup> and January 1, 2016. If you have an emergency, please call the normal business number, 760/643-2200, follow the directions on the greeting and report your emergency to the answering service. The answering service will contact the on-call representative who will make every effort to assist you.

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## **CC&R'S**

**The CC&Rs are the rules of your community.**

Generally, the goal of the CC&Rs is to protect, preserve, and enhance property values. Most of the time, these rules make sense and are easy to accept. Sometimes a member might wish to make a variance without giving them consideration. That's when we have violations and a letter must be sent out to the offending party.

Nobody likes receiving a violation letter and frankly, they're not much fun sending out! However, it is the Board's obligation to ensure that the CC&R's are being adhered to. Therefore, on occasion, it is necessary to send out reminder letters. Failure to comply will result in a Show Cause Hearing before the Board of Directors whereby monetary penalties may be assessed. We respectfully ask that members follow the CC&Rs that govern the community.

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## **HERE'S TO A GREAT NEW YEAR!**

On New Year's Day, you join in the multitudes of people who have celebrated the event throughout history. Though customs have changed and people are vastly different through the ages, the thought was the same: the New Year offered an opportunity for beginning again.

***This is the beginning  
of anything you want!***



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## **PARKING AND VEHICLES**

### **Rules Reminders**

1. Be sure to call Patrol One to safe list your guests' vehicle. Call: 714/541-0999.
2. Parking alongside any of the red curbs is not permitted. This is a fire regulation. Vehicles will be immediately towed at the owner's expense.
3. Street parking against the traffic is not permitted.
4. The speed limit within the Villagio community is 15 mph. All stop signs must be observed.
5. Homeowners may only utilize street parking as overflow parking only after all attempts to fill the garage and driveways are made.
6. Vehicle parking may not extend into the street.
7. Vehicles without current registration may be towed after seven (7) day notice is placed on the vehicle.
8. Any guest vehicle requesting to be parked for over 24 hours must be registered with Patrol One.

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## **HOLIDAY SAFETY**

- Secure all windows and doors no matter how long you will be gone.
- Take all personal property out of cars, lock them and take the keys.
- Trim landscaping to allow visibility around your house and to prevent hiding.
- Consider what can be seen through windows like gifts under a holiday tree, laptops, cameras or other valuables.
- Light houses inside and out using timers or sensors to give the appearance that someone is home.
- Lock-up valuables like laptops and jewelry.
- Store common items like cameras or jewelry in uncommon places.
- Have packages delivered to an occupied house or business, or pick them up.
- Cable-lock flat screen televisions and computers.
- Engrave California driver's license numbers on valuables like televisions, electronics and tools.
- Record serial numbers for all items that have them and inventory all property.
- Tell trusted neighbors you will be out of town so they can watch your house.
- Report suspicious activity 24 hours a day, when it is taking place