

# Villagio

at Rancho San Clemente HOA

March 2016



## BOARD OF DIRECTORS

Dan Gutierrez ~ President  
Robert Speidel ~ Vice President  
Ashley Fox ~ Treasurer  
Justin Brown ~ Secretary  
Jerry Anderson ~ Director

Master Delegate ~ Jerry Anderson  
Master Alternate Delegate ~ Vacant

## MONTHLY BOARD MEETINGS

Due to scheduling conflicts at the San Clemente Community Center for 2016 (the City of San Clemente will be hosting their own town hall meeting on some of Villagio's dates), some of our regular meeting dates have had to be rescheduled from our regular 3rd Thursday of the month.

Please see the scheduled 2016 dates below for Villagio's Board meetings for your records and calendar updates; all General Session Meetings are still scheduled for 6:30 PM. Thank you greatly.

## RANCHO SAN CLEMENTE 2016 BOARD MEETING SCHEDULE

February 25, 2016 (4th Thursday)  
March 24, 2016 (4th Thursday)  
April 7, 2016 (1st Thursday)  
May 19, 2016 (3rd Thursday)  
June 16, 2016 (3rd Thursday)  
July 21, 2016 (3rd Thursday)  
August 18, 2016 (3rd Thursday)  
September 15, 2016 (3rd Thursday)  
October 20, 2016 (3rd Thursday)  
November 17, 2016 (3rd Thursday)  
December 15, 2016 (3rd Thursday)

Time: 6:30 p.m.

Location: Community Center, Multi-purpose Room



*Don't forget to set your  
clocks forward one hour  
on Sunday, March 13<sup>th</sup>.*



## COMMUNITY GARAGE SALE

**Saturday, April 16<sup>th</sup>**

Start cleaning out your closets and garage; the Community Garage Sale is coming up on Saturday, April 16<sup>th</sup>. Please plan on taking part in this fun community event!

## SHARE YOUR KNOWLEDGE

If you know a good vendor that has done a great job on your home for repair or improvement – share it! This can include a variety of things such as windows, plumbing, roofing, electrical, tile, etc. We are always looking to offer a good starting point for home improvements to post on our website! Please contact the Villagio Board of Directors or Curtis Mgmt. via our website: [www.villagio1.com](http://www.villagio1.com)

## RSVP

The City of San Clemente, in cooperation with the Sheriff's Department, has a program called RSVP. RSVP is staffed by Senior Retired members from within the City. They provide some services of which you might like to take advantage. These services are: 1. Vacation Home Checks, 2. Visits to the homebound, (YANAP) You Are Not Alone Program. These services are available to residents of the City at **NO CHARGE** to you. If you are interested in learning more, please contact RSVP at **949-361-8224**.

## NEW COMMUNITY MANAGER

We would like to introduce our new Community Manager, Sandrine Oblak.

**CURTIS**  
management company

Community Manager: Sandrine Oblak  
e-mail: [soblak@curtismanagement.com](mailto:soblak@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)

**RULES & REGS**

We want to remind everyone that our Rules and Regulations are in place for a reason. You agreed to live by our governing documents when you either signed your purchase contract or signed your lease agreement. Please cooperate and avoid having the Association incur costs by sending out violation letters and issuing fines. Some of our common violations are listed below:

- **Architectural Approval:** You must obtain a written approval from the Villagio Architectural Committee AND the Master Association before you can start any exterior work on your home.
- **Pets** must be on a leash when outside the confines of your home and must always be picked up after.
- **No long term parking** of campers, RVs, etc. on streets or in driveways. Our regulations only allow time for loading and unloading. Otherwise they must be parked outside the community.
- **Trash containers** are not to be left out for extended periods of time. They can be placed out the evening before the scheduled pick up day and must be taken back in by the evening of the pick-up day. They are to be stored in your garage or behind a fence...not visible from the street.
- **No hanging** of towels, clothing, wetsuits, etc. on fencing, railing, shrubs, or any other location that is visible from the street.
- **Landscaping** must be properly maintained.
- **Garages** are NOT to be used solely for the purpose of storage. According to our CC&R's, garages are to be used to park the number of vehicles in which it was designed.
- **Garage Doors:** In accordance with our rules and regulations and for your own safety, garage doors must remain closed except for ingress and egress.
- **Sidewalk clearance:** Make sure your vehicle does not block the sidewalks or extends into the sidewalk creating a hazard for pedestrians.



*Wherever you go and whatever you do,  
may the luck of the Irish be there with you.*

*~ Old Irish Blessing*

**MAILBOX THEFT**

Mail theft is a huge problem in America. Criminals are targeting new developments with community mailboxes. These community mailboxes offer criminals a one stop shop. Thieves are not only prying open the back of the mailboxes, they are actually stealing the entire community mailbox, which can weigh over 150 pounds and cost between \$1,500 - \$2,000 to replace. One of the main motivators in mail theft is to subsequently steal that person's identity to receive access to their private information, including bank accounts and credit cards. The following are some tips to help prevent / limit your exposure to mail/mailbox theft.

- Report any suspicious persons or vehicles near the mailboxes to the Sheriff's Department.
- Report anyone tampering with mailboxes, especially late at night or the early morning hours.
- Retrieve your mail as soon as possible after it is delivered. Don't leave your mail unattended for extended periods. Don't leave it in your mailbox overnight.
- If you cannot regularly retrieve your mail promptly, consider obtaining a P.O. Box service from your local post office.
- If you will be away from home temporarily, you can notify the post office to hold your mail.
- Always deposit your mail in a mail slot at your local post office or hand it to the letter carrier.
- Monitor your bank account statements regularly, and report any charges or checks you did not authorize.
- Monitor your credit report and report any accounts you did not authorize.
- Ask your bank for "secure" checks that can't be altered.

**CMC HOLIDAY SCHEDULE**

In observance of Good Friday and the Easter holiday weekend, Curtis Management Company will be closing at 12:00 p.m. on Friday, March 25<sup>th</sup>. If you have an emergency, please call 760/643-2200 and following the directions on the greeting.

*Wishing you and your family a  
wonderful Easter Holiday.*

