

Villagio

at Rancho San Clemente HOA

April 2016

BOARD OF DIRECTORS

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

Master Delegate ~ Jerry Anderson
Master Alternate Delegate ~ Vacant



COMMUNITY GARAGE SALE

Saturday, April 16th

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

*We do not inherit the earth
from our ancestors,
we borrow it from our children.*

~ Native American Proverb

RANCHO SAN CLEMENTE 2016 BOARD MEETING SCHEDULE

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

PRESIDENTS CORNER

Hello Villagio,

We continue to see many improvements to the homes in our community and they look great! One area that may need your attention is the front yards given the water restrictions and minimal amounts of rainfall. If you currently have only dirt or no ground cover. Please submit your architectural form presenting your plan! After May, we would like to see all front yards with the landscape installed. Thank you for understanding and helping continue to improve our great little community!!

Sincerely,
Dan Gutierrez
HOA Board President



Spring is here and vegetation is flourishing. We would like to remind you to keep all of your plants/vines trimmed back off of the stucco walls, out of the common area, or out of your neighbor's yard. If you have a vine type plant, please keep it trained and trimmed to a trellis. Any damage caused by your plant(s) would be the individual Owner's responsibility to repair.

GARAGE DOORS

Please keep your garage door closed at all times except when entering or exiting. This not only helps the community look its best, it is in accordance with our Rules and Regulations, and for your own protection. An open garage door with nobody around, unfortunately, can be an invitation for crime.

CURTIS
management company

Community Manager: Sandrine Oblak
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PET CORNER

We love dogs—we really do. That's why the association is committed to enforcing the county leash law. According to the U.S. Humane Society, an unleashed dog has an average life span of less than four years! Allowing your dog to run free threatens your dog's health and welfare and the happiness it brings to you.

We also love our community. That's another reason the association is committed to enforcing the county leash law—so all residents may enjoy our community.

WHY SCOOP THE PP?**

Besides being a nuisance, uncollected dog waste is a serious problem. Next time you're tempted to leave your dog's droppings on the lawn, please remember these facts:

1. The Environmental Protection Agency is becoming aggressive about enforcing the Clean Water Act. Our association could be fined if dog waste goes uncollected.
2. Uncollected dog waste may lead to a special assessment. If fined by the EPA, the association could face a potential special assessment that would be levied against all members—not just dog owners.
3. The appearance and quality of the common areas are known to affect home sales—not just whether and for how much they sell, but how quickly.
4. The more residents complain about dog waste, the more time the manager must spend on enforcement rather than serving the association.
5. Uncollected dog waste spreads disease and attracts rodents who feed on pet waste.

REPORTING SUSPICIOUS ACTIVITY & CRIME

Law enforcement cannot overcome crime without the support of citizens individually and as a community. When you help the Sheriff's Department, you are also helping yourself to keep from becoming a victim of a crime. It's a community responsibility!

If you witness any suspicious behavior or notice someone that doesn't belong at our community, please report it immediately to the Sheriff Department. It is also helpful to notify Curtis Management Company so we can publish information in the monthly newsletter to keep other residents informed. Thank you!

HOMEOWNER RIGHTS & RESPONSIBILITIES

As a homeowner in our association, you have certain rights—and responsibilities.

You have the right to . . .

- A responsive and competent community association.
- Honest, fair, and respectful treatment by community leaders and managers.
- Attend meetings, serve on committees, and run for election.
- Access appropriate association records.
- Prudent financial management of fees and other assessments.
- Live in a community where the property is maintained according to established standards.
- Fair treatment regarding financial and other association obligations, including the opportunity to discuss payment plans and options before the association takes any legal action, and the right to appeal decisions.
- Receive all rules and regulations governing the community association—if not prior to purchase and settlement, then upon joining the community.

You also have the responsibility to . . .

- Maintain your property according to established standards.
- Treat association leaders with honesty and respect.
- Read and comply with rules and regulations of the community and ensure that your tenants and guest do too.
- Vote in community elections and on other issues.
- Pay association assessments and charges on time.
- Contact association leaders or managers, if necessary, to discuss financial obligations and alternative payment arrangements.
- Request reconsideration of material decisions that personally affect you.
- Provide your current contact information to the association so you receive all information from the community.

APRIL IS NATIONAL STRESS AWARENESS MONTH

Take some time to relax!

