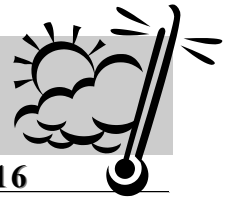


Villagio

at Rancho San Clemente HOA

June 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

RANCHO SAN CLEMENTE

2016 BOARD MEETING SCHEDULE

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



Community Manager: Sandrine Oblak
e-mail: soblak@curtismanagement.com

Assistant Manager: Anne McCann
e-mail: amccann@curtismanagement.com

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HAPPY FATHER'S DAY

Sunday, June 19th

*Some people make the world more special
just by being in it.*

~Kelly Ann Rothaus

THE PRESIDENTS CORNER

Hello Villagio!

It is spring and summer is around the corner. Time to not only get back outside and put some fresh flowers or improvements in the front yard, but don't forget the backyard as well! Friends and family could be coming over, not to mention Father's day or Graduations! This is also a good time to get out and smell the flowers...by enjoying our trails, work off some calories and get your summer body in motion!

Have a great day!

Dan Gutierrez – HOA Board President



ANNUAL MEETING

PLEASE VOTE! Our Annual Homeowners Association Meeting will be held on July 21, 2016 at 6:30 p.m. at the Community Center, Multi-purpose Room located at 100 N. Seville, San Clemente. Please plan to attend the meeting and if you can't, please make a point of sending your ballot before the meeting. To continue the operation of Villagio, your ballot is extremely important. We need a quorum in order to be able to sanction the election results. If we don't reach a quorum, the Villagio HOA is required to have a second Annual Homeowners meeting to gather more ballots (and meet a lowered quorum requirement). Holding a second Homeowners meeting adds expense and delays the business operations of the HOA. When you receive your ballots this year, take a few moments to complete the ballot and mail it in the postage paid envelope so that it doesn't get set aside and possibly never completed.

ATTENTION PARENTS

Please make sure that your children are not playing on our common area slopes. Doing so is very damaging to the vegetation. Please have them play

in the nearby park or at your personal residence. Thank you.

IT'S "OUR" COMMUNITY.....

Before complaining about something, come up with a solution and think about how you can help out. Board members serve at will, and they have the best interests of the community in the decisions they make. In addition, they have to follow the CC&R's which have been in place since the inception of our Association and they can only be changed with homeowner approval. The more positive input the Board receives, the easier it is to consider how the decision affects the community. Trying to appease all residents in the community is almost an impossible task, but the Board does the best that they can.

LANDSCAPING

The area in front of your courtyard fence to the street is your property and your responsibility; for the sake of conformity and overall appearance, the Association has a contractor mow the front grass and weed the front flowerbed periodically. If you do not want the front flowerbed weeded by the contractor, please put two white painted stakes in the ground.



BE CAUTIOUS

Warmer weather may lead to an increase in residential burglaries. Don't become the next victim. With the rise in the thermometer, we start to leave our windows and doors open. Don't create opportunities for crime by leaving your house unsecured when you go. Unfortunately, an open or unlocked window, door or garage can be an invitation for crime.

FRONT DOOR AREAS: Newspapers, flyers, etc. piled up at your door give the appearance that nobody is home and could make your home a target for a break-in. Please remove any items from your front door on a daily basis. If you are going to be out of town, cancel your newspaper and have a neighbor remove any miscellaneous flyers that may be placed at your door.

HOUSEKEEPING

Now that spring cleaning is nearing season's end, don't forget the largest yet most neglected area there is – your garage door. Please do not wash these doors with valuable, costly water! Take soft bristle brushes, brooms and rags to wipe them down. You may also find your front door and screen to be filled with debris of winter and webs of spring. Entries

are the first impression presented, so please make them shine!

ARCHITECTURAL REVIEW

Failure to obtain the required Association approvals before making any improvements is in violation of the CC&R's and at the Board's discretion can result in modification or removal at the Owners expense.

Architectural approval is required for any improvements, additions or alterations affecting the exterior appearance of the homeowner's real property within Villagio Homeowners Association. This includes, but is not limited to, additions or modifications of buildings, garages, swimming pools, spas, patio roofs, balconies, driveways, decks, fences, screening walls, retaining walls, stairs, windbreaks, trees, landscaping, and hedges more than three (3) feet high. When located in a front yard, or generally visible to the neighborhood, all landscaping is considered an improvement and is subject to these rules. Additionally, building permits will be required for anything that constitutes a structure, such as additions, patio roofs, balconies, gazebos, retaining walls, swimming pools and spas. Owners should check with the San Clemente Building Department when in doubt. Proof of a permit may be required by the RSCCA Architectural Committee.

IMPORTANT REMINDER

If you are having work done at your home, please inform your contractor that it is imperative that the street (area affected in front of your home) be cleaned when they are done working at your residence. The street should be brought back to its original condition when they finish up at your property.

PET CORNER



We appreciate those of you that are responsible pet owners and follow the association's pet rules and city ordinances. Unfortunately, there are some residents that are being irresponsible and inconsiderate of others. Please be a responsible pet owner and follow the rules. Pets must be on a leash at all times when outside the confines of your home and always clean up after your pet. If you have a

teenager walking the family pet, please make sure that he or she understands the rules.
