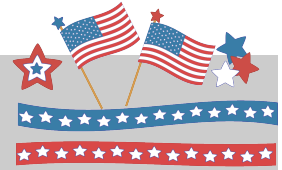


Villagio



at Rancho San Clemente HOA

July 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

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

REMINDER

**Don't forget to vote and turn
in your ballot.**



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

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

5050 Avenida Encinas, #160
Carlsbad, CA 92008
www.curtismanagement.com

Phone – 760/643-2200 Fax – 760/579-4501
www.villagio1.com

HOLIDAY SCHEDULE

Curtis Management will be closed on



Monday, July 4th. If you have an emergency, please call 760/643-2200 and report or emergency to the answering service.

SAVE THE DATE!

Saturday, August 6th is this year's annual Villagio Block party!! We are planning on making it the best EVER! Be sure to look for future reminder flyers and an email. This is a great way to make new neighborhood friends and catch up with those you already know! We look forward to yet another fun and safe event!

Have a great day!

Dan Gutierrez – HOA Board President

LANDSCAPING

Please be advised that tree trimming will take place the beginning of July.

CURB APPEAL COUNTS

Villagio residents enjoy excellent appearance of the community. That's what attracts many residents. While we don't want excessive rules and restrictions – common courtesy and the CC&R's (which can bring financial penalties for sustained violations) – say that eyesores shall be minimized and avoided. For example, leaving your garage door open every day/all day, with your "stuff" on display is very inconsiderate. Garage doors shall be opened strictly for ingress/egress. If your home was listed for sale, you would certainly want that maximum curb appeal too.

WILDLIFE

Summer is the time of year when raccoons and skunks come out at night. Their young that were born in the Spring have matured enough to venture

out with “mom and dad” to forage for food. Help limit their food supply by not leaving your pets food outside and make sure that your trash can is secure when placing it out for pick up.



PET CORNER

Ownership of a pet in an HOA environment is a privilege. Unfortunately, there are some pet owners that are not following the association’s pet rules.

Rule Reminders:

- Dogs must be on a leash at all times and under personal control when outside individual living quarters or patio enclosures.
- Residents owning a pet shall, at all times, try to preclude their pet from urinating or defecating on plants, shrubs, or grass or anywhere in the common area. Any pet waste must be cleaned up by the pet owner and properly disposed of.
- Pets are not allowed in the pool or spa areas.

If you witness a violation, please report it in writing (via email, fax or regular mail) to Curtis Management Company. Be sure to provide the unit number and description of the dog and owner, if possible. Curtis Management will follow-up with a violation letter and, if applicable, bill the homeowner for the cost to repair the landscaping. (Rest assured ~ your name will not be released to the offending party).



Please remember that with the summer warmth, longer days and no school comes the need for continued awareness and responsibility to maintain a safe and harmonious neighborhood. Windows will be open so please keep noise to a respectable level, especially at night when others are sleeping. Fire hazards are also magnified during the summer months. BBQ’s must be kept away from the building as much as possible due to the potential fire hazard.

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.



NEIGHBORHOOD

WATCH

Be a good neighbor. Keep an eye open and please report any suspicious activity in the community. Watching out for each other will make our community a safer place to live.

PROTECTING YOUR HOME **WHILE YOU ARE AWAY**

- Lock all doors and windows. Use deadbolts, dowels, or locking pins in sliding glass doors and windows to keep them from being pried open.
- Never announce your vacation plans on Facebook, My Space, Twitter, or other social networking sites.
- Use timers on lights, radios, TVs, etc. to make them go on and off during the day and night to make your home appear occupied.
- Stop mail and newspaper delivery, or have neighbor pick up anything left at the home.
- Keep grass watered and cut. Water and trim other landscaping.
- Ask the neighbors to watch your home and report any suspicious activities.
- Leave your itinerary with a neighbor so you can be contacted in an emergency.
- Disconnect your electric garage door opener and padlock the door, preferably on the inside.
- Set your burglar alarm and notify your alarm company that you will be away. Then if an alarm occurs when you are away the company will not call your home first to verify the alarm; it will notify the Sheriff’s Department directly. Also provide the alarm company with an up-to-date list of persons to contact about the alarm and the need to secure your home after a burglary.



Home of the FREE

because of the BRAVE.
