

Villagio



at Rancho San Clemente HOA

April 2017

BOARD OF DIRECTORS

Dan Gutierrez ~ President
Robert Speidel ~ Vice President
Ashley Fox ~ Treasurer
Marc Ferris ~ Secretary
Jerry Anderson ~ Director

Master Delegate ~ Jerry Anderson
Master Alternate Delegate ~ Vacant

VILLAGIO AT RANCHO SAN CLEMENTE

2017 BOARD MEETING SCHEDULE

April 20, 2017	September 21, 2017
May 11, 2017	October 19, 2017
June 15, 2017	November 16, 2017
July 20, 2017	December 21, 2017
August 17, 2017	

Time: 6:30 p.m.

Location: Community Center, Multi-purpose Room

ATTENDING HOA MEETINGS

Want to improve relations between the Board, the Management Company, and the homeowner? Plan to attend a monthly HOA meeting. Don't rely on your neighbor for the right answer to your question. Come to the meeting where there is an open forum for all homeowners to participate.

CURTIS
management company

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

Assistant Manager: Meaghan Daly
e-mail: mdaly@curtismanagement.com

5050 Avenida Encinas, #160
Carlsbad, CA 92008

www.curtismanagement.com

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

PRESIDENT'S CORNER

Hello Villagio!

Spring has Sprung and clocks have been redone! Get out and enjoy our green trails and amazing views! Speaking of Views, picture having less clutter after we have our Bi-annual garage sale extravaganza! More details on dates and times to come so be on the lookout for that. Homes continue to be improved with front yard landscaping updates and house painting! Keep up the great work and the sense of pride in your homes!! Finally, more sun means more people outside enjoying it so PLEASE Slow down and STOP at the intersections!! Many have complained about a few specific drivers, but it applies to all of us! Have a great day and thank you again for being the best part of Villagio!

Sincerely,

Dan Gutierrez,
Your HOA Board President!

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

~ Native American Proverb



Earth Day ~ April 22ND

MONTHLY PROPERTY INSPECTIONS

Please note that the Board and management walk the property once a month. Monthly property inspections are conducted to ensure that the common areas and individual residences are being properly maintained. To maintain aesthetics, it is also the Board's obligation to ensure that the CC&R's are being adhered to; therefore letters will be sent for any noted violations. Try to remember that letters are sent out to ensure that the Association remains the beautiful community that it is today. This ultimately protects all of our property values



LEASH YOUR DOG

We love dogs – we really do. That’s why the association is committed to enforcing the county leash law and Association Rules on leashing pets. Allowing your dog to run free off of a leash 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/Association Rules - so all residents may enjoy our community.

PET WASTE

Besides being a nuisance, uncollected dog waste is a serious problem. Next time you’re tempted to leave your dog’s waste on the ground, please remember the following:

1. **NOBODY** likes stepping in dog waste.
2. The Environmental Protection Agency is becoming aggressive about enforcing the Clean Water Act. Our association could be fined if dog waste goes uncollected.
3. 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.
4. The appearance and quality of the common areas are known to affect home sales – not just whether for how much they sale – but how quickly.
5. The more residents complain about dog waste, the more time the manager must spend on enforcement, rather than serving the association.
6. Uncollected dog waste spreads disease and attracts rodents who feed on pet waste.

CONCERNS & SUGGESTIONS

The Board of Directors is open to hear your landscaping suggestions, community concerns, reported violations, etc. Please notify Management (via writing by mail, e-mail, and/or fax) of your issue so it may be addressed by the Board at their monthly meeting. Thank you.

Please be reminded that any request requiring Board action must be sent to our property manager. Sending information directly to Board members without copying our property manager does not insure the item is placed on the meeting agenda.

PREVENTING AUTO BURGLARIES

Almost all auto-burglaries have one thing in common: something to steal. That is, something valuable left in the car, often in PLAIN SIGHT of a passing burglar. Many auto-burglaries are "crimes of opportunity". These crimes can often be avoided if simple preventative steps are taken.

- **LOCK YOUR DOORS!** Sometimes just locking your door can deter a theft.
- Don't leave valuables in your car.
- Items such as docking stations or connector cables in plain sight may be all a thief needs to smash your window and check your hiding places
- Try to park in busy, well-traveled areas and well-lighted areas.
- Set an alarm or anti-theft device, if you have one.
- Mark your valuables. Recording serial numbers is important so the stolen items can be entered into a Nation-wide stolen property system.
- Report "Suspicious Activity".
- Do NOT confront anyone. Your life is precious; property can be replaced! **BE ALERT, BE AWARE, and be prepared to BE A GOOD WITNESS.**



TRASH REMINDER

Please do not put out your trash container before 6PM the night before our scheduled pick up day. Trash containers need to be removed from curbside and stored out of sight the same day that trash has been collected. Thank you.

HOLIDAY SCHEDULE

Curtis Management will close at 12:00 p.m. on Good Friday, April 14, 2017 in observance of the Easter holiday weekend. 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.

