

Villagio

at Rancho San Clemente HOA



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

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



Community Manager: Sandrine Oblak
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Assistant Manager: Meaghan Daly
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PRESIDENT'S CORNER

Hello Villagio!

I want to take a moment to welcome any and all new owners and tenants to our great community!! They will soon realize how amazing it is to live in Villagio! Being so close to the open spaces offers not only stunning views for us, but also for other wild life including snakes! I recently walked the trail and was about 2 feet from stepping on a rattlesnake!! Stay aware of your surroundings when you are out and about! Finally, be sure to water your lawns now that the rains have slowed down and they have been fertilized.

Have a great day and thank you again for being the best part of Villagio!

Sincerely,

Dan Gutierrez,
Your HOA Board President!

LANDSCAPING

Now that the State of Emergency Drought restrictions have been lifted by Governor Brown, it's time to take a good look at your landscaping. Please remove and/or replace any dead plants or grass, and replant any bare areas in your lawn.

The spring and summer months require more effort in tending to your landscaping. Your lawn will need to be mowed more frequently, everything needs more water, weeds need to be pulled, etc. Now is a good time to pull weeds at the periphery of our properties -- it will help decrease the chance of our houses catching fire in the event of wildfires. It is also a good time to check your irrigation system to ensure that your landscaping is receiving adequate water.

Monthly property inspections are performed and violation letters will be sent out to those homeowners that are not properly maintaining their landscaping. If you happen to get a letter, please address the violation and inform the Association as to what steps are being taken to remedy the

situation. Please remember that these inspections are performed to enforce the CC&R' and ensure that the community remains the beautiful neighborhood that it is today. This ultimately protect everyone's property value.

UNINVITED VISITORS

Spring is a prolific time for all of nature and rodents are no exception. Please be sure all food waste is properly sealed and stored in trash receptacles. Now is a good time to trim away any tree branches which are close to your roof or walls. Rodents see close hanging branches as an open invitation to enter your attic. Please be proactive and trim all trees and foliage away from your roof and walls. Thank you!

WHEN SOMEONE KNOCKS ON YOUR DOOR IN THE MIDDLE OF THE NIGHT

What should a citizen do if someone knocks on your door in the middle of the night? Should we flash our front lights, yell to them from the window? What should we do, we are scared?

To address the question at hand, it is suggested that residents have a peep hole or a video camera doorbell installed on/at your front door. Never open the door to strangers, solicitors or to anyone crying out for help. The door is the safety barrier between you and the unknown on the other side of your door. If someone is calling out for help, leave your door closed and call 911. If someone is knocking on your front door then "yes" turning on the door light is something you can do. The other thing to do is possibly activate the panic alarm on your vehicle if it is parked in your driveway or nearby.

Those are a few suggestions and hopefully help remove the fear factor since now you have a plan. We don't want you scared, we need you vigilant.



HOLIDAY SCHEDULE

Curtis Management Company will be closed on Monday, May 29, 2017. 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.



PET REMINDERS as easy as: A..B..C..

Always leash your pet when you are outside the confines of your own home/yard.

Be aware of your pet's actions while you are away. Check with your neighbors to see if your pooch is passing the time with constant barking.

Clean up after your pet and properly dispose of the bag in a trash receptacles.

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.

TIPS TO DISCOURAGE BURGLARS

Unlike us, criminals don't take a break over the summer. In fact, this is one of their busy seasons! Here are a few suggestions for reducing your chances of being the target of a burglary.

- Keep your garage door at all times except when entering/exiting.
 - Install double-cylinder dead bolt locks on all your outside doors.
 - Lock all doors and windows no matter how briefly you'll be gone.
 - Install lock pins on sliding doors and windows.
 - Never hide a key outside your home. Instead, give a key to a neighbor.
 - If you're going away on vacation, use an electric timers to turn on lights, a television or radio at various times. Let your neighbors know how to reach you in case there's an emergency.
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