

Villagio 1 at Rancho San Clemente



at Rancho San Clemente HOA

February 2024

BOARD OF DIRECTORS

Dan Gutierrez - President
Robert Speidel - Vice president
Dan Enright - Treasurer
Kristen Robertson - Secretary
Jerry Anderson - Director

Master Delegate ~ Jerry Anderson
Master Alternate Delegate ~ Vacant

VILLAGIO AT RANCHO SAN CLEMENTE 2024 BOARD MEETING SCHEDULE

Board Meetings are held on the third Tuesday each month.

Time: 6:30 p.m.

Location: Zoom video-tele conference

Kppm.zoom.us/j/89773075299

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|--------------------|--------------|
| January 16 | July 16 |
| February 20 | August 20 |
| March 19 | September 17 |
| April 16 | October 15 |
| May 21 | November 19 |
| June 18 | December TBD |



Community Manager: Kyle Merritt
e-mail: kmerritt@keystonepacific.com

Assistant Manager: Peri Belanger
e-mail: pbelanger@keystonepacific.com

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www.keystonecarlsbad.com

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President's Corner

Hello Villagio,

I hope the New Year is off to a great start for you and your family! As 2024 begins, our goals are simple: Make Villagio an enviable place to live! Take pride in your community and keep it looking beautiful! Maintain your homes in accordance with the founding CC&R's so we can maintain a certain level of uniformity! We will have a Garage sale by spring to help us get rid of unneeded items and make a little money along the way.

Also, these homes are approaching almost 40 years old, and many of us might need to start addressing that differed maintenance project sooner than later. If you find a good vendor for the job, let us know and we can share them with the rest of the community. In an effort to save costs, this newsletter will be mailed out quarterly.

Finally, the voting company running the annual meeting needs to resend the ballot to the community due to an error on their behalf. **PLEASE VOTE AND RETURN THE BALLOT SO WE MEET QUORUM!** It costs time, money and effort if we don't. If you are interested in being part of the board, please contact the voting company so your name can be on the ballot at <https://www.hoa-electionpros.com/candidate-application>.

Be on the lookout for the Ballot and instructions. Have a great day and thank you for being the best part of Villagio!

Sincerely,

Dan Gutierrez-HOA Board President
949-285-4469
dan.gutierrez@cox.net

COMMUNITY WEBSITE

Our community website is full of useful information. You can view our meeting minutes, budget, community happenings, parking rules, landscape information, various forms, etc. Check it out at:

www.villagio1.com

IF YOU SEE SOMETHING, SAY SOMETHING

If you see a suspicious person or activity occurring, contact the proper official services.

The non-emergency police number for San Clemente is 949-770-6011

VANDALISM

Please refrain or report any unauthorized modifications to our shared community property. Any markings, stickers or postings on the walls, sidewalks or mailboxes are prohibited and could cost the Association to have these corrected.

COMMON AREA MAINTENANCE

If you see a light out, hazard, malfunctioning sprinkler head or wasteful spray pattern, please e-mail or call Keystone Pacific Management. Only they, under the direction of the Board can provide requests and direction to our vendors for repairs. Thank you!

ASSOCIATION DUES

Please remember that the new monthly dues have increased to \$216.00 beginning January 1, 2024.

Please make sure to update your payments. Contact management for any assistance.

KEYSTONE PACIFIC MANAGEMENT

Please update your payments to the new address below and include your Account ID.

Villagio at Rancho San Clemente
C/O Keystone Pacific
P.O. Box 513380
Los Angeles, CA 90051-3380

KEYSTONE CONNECTION

Homeowners can access their Association account information or make payments by registering to the online portal also known as CINC.

Select "Sign In" and "Create an Account" at the website below.

Your registration will be reviewed to validate your information. Once confirmed, you will receive an email from donotreply@cincsystems.net with an activation link within 24 hours.

www.keystoneconnection.net

Contact Management for any questions.