

Villagio

at Rancho San Clemente HOA

March 2023



BOARD OF DIRECTORS

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

Master Delegate ~ Jerry Anderson
Master Alternate Delegate ~ Vacant

*May your joys be as deep as the oceans.
Your troubles as light as the foam.
And may you find sweet peace of mind
wherever you may roam.*

~ Irish Blessing

LANDSCAPING

Rain! What a blessing! Our lawns and landscape are looking green and beautiful. Spring is approaching and soon all vegetation will be flourishing. We would like to remind you to keep all of your plants/vines trimmed back off of the fences/stucco and common areas. Any damage caused by your plant(s) to a neighbor's stucco/fencing or to the common area would be the individual owner's responsibility to repair.

To help keep uniformity within the community and our vegetation healthy, residents are not allowed to trim any plants in the common area. If you would like to have something trimmed, please contact Curtis Management Company with your request. Thank you.

VILLAGIO AT RANCHO SAN CLEMENTE 2023 BOARD MEETING SCHEDULE

Board Meetings are held on the third Tuesday each month.

March 21 st	August 15 th
April 18 th	September 19 th
May 16 th	October 17 th
June 20 th	November 21 st
July 18 th	December 19 th

Time: 6:30 p.m.

Location: Community Center, Multi-purpose Room

Due to the COVID-19 pandemic, meeting schedules may vary. Please contact Curtis Management for an update.

Thinking on doing some renovations?

If so, PLAN...

- P- Plan ahead and read the AAR form to give ample time.
- L- Let the Board be aware of your renovation by submitting clear and detailed AAR forms.
- A- Adhere to all CCR's when renovating.
- N- Notice all verbiage stated on forms before submitting.

CURTIS
management company

Community Manager: Jeff Jacobs
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Assistant Manager: Kyle Merritt
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PET CORNER

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.

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 member – 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.

If you witness a resident not cleaning up after their pet, please note the date/time, description of the dog, property address in which the resident resides and email it to Curtis Management Company.

PROPERTY INSPECTIONS

The Board and management walk the property once a month 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 are sent out for any noted violations.

If you receive a letter, please promptly correct the problem and advise management as to what action you have taken.

CALLING ALL DRIVERS

Speeding continues to be an ongoing safety issue in our community. Please be present and slow down. Do whatever is necessary to remain focused and adhere to the speed limit posted. As you know, we have many children and pets in our community; they need your driving awareness and vigilance.

TRASH REMINDERS

Trashcans should not be placed out any earlier than the evening before our scheduled pick-up day and promptly removed and stored out of sight the same day as pick-up. Leaving trash containers out for extended periods of time is not only in violation of our Rules and Regulations, it is unsightly and encourages dumpster divers.

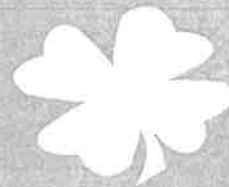
ASSOCIATION VENDORS

Please do not ask the Association’s vendors to perform any maintenance tasks. Any maintenance requests need to be reported to Curtis Management and they, with Board approval, if necessary, will direct the vendors with any work that needs to be done. Thank you.

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ATTENTION OWNERS

If you are renting out your unit, please provide your tenant with a copy of the Rules and Regulations. You are ultimately responsible for your tenants’ actions and any fines assessed for violating homeowner rules, regulations and/or CC&R’s.



MAY YOUR BLESSINGS OUTNUMBER
THE SHAMROCKS THAT GROW,
AND MAY TROUBLE AVOID YOU
WHEREVER YOU GO.
-IRISH BLESSING