

# Villagio

at Rancho San Clemente HOA

April 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

## VILLAGIO AT RANCHO SAN CLEMENTE 2023 BOARD MEETING SCHEDULE

Board Meetings are held on the third Tuesday each month.

April 18 <sup>th</sup>	September 19 <sup>th</sup>
May 16 <sup>th</sup>	October 17 <sup>th</sup>
June 20 <sup>th</sup>	November 21 <sup>st</sup>
July 18 <sup>th</sup>	December 19 <sup>th</sup>
August 15 <sup>th</sup>	

**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.*

**CURTIS**  
management company

**Community Manager:** Jeff Jacobs  
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**Assistant Manager:** Kyle Merritt  
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[www.villagio1.com](http://www.villagio1.com)

One  
HOME

*The earth is what  
we all have in common.*

~ Wendell Berry

**Earth Day**  
**Saturday, April 22<sup>nd</sup>**

## HOA DUES

*A reminder on the importance  
of paying your HOA dues on time.*

Late or missed payments directly affect the Association's ability to keep up the common areas, make repairs and maintain adequate reserves for major improvements and routine future maintenance.

## 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.



## HOLIDAY SCHEDULE

Curtis Management will close at 12:00 p.m. on Good Friday, April 7<sup>th</sup>, in observance of the Easter holiday weekend. If you have an emergency, please call the normal business number, 858/587-9844, follow the directions on the greeting and report your emergency to the answering service.

## REMINDER

Washing off paintbrushes and/or dumping any kind of corrosive chemicals down our gutters is forbidden. Anything that is washed down our streets and into the gutters ends up in the local storm drain systems and eventually runs into the Pacific Ocean. These actions can cause beach closures, can be injurious to people at the beaches and our fragile marine life.

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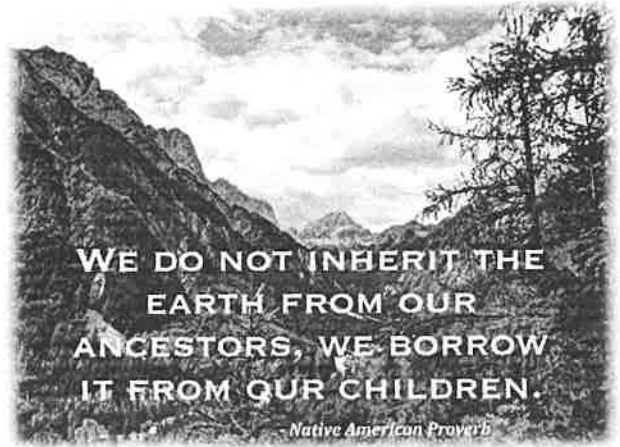
## PREVENTING AUTO BURGLARIES

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.**

**“The promise of  
spring’s arrival is  
enough to get  
anyone through the  
bitter winter.”**

—Jen Selinsky



## WATER DAMAGE REDUCE YOUR RISK

You may not have checked your interior plumbing connections in a while but since aged/damaged connections could lead to thousands of dollars in damage to your home, or much more if they leak while you are away, you might want to spend a little time and a few dollars to make the right connection.

**Washing machines:** Inspect the water supply hose every six months to ensure the connection valve is secure. If it is loose, secure but do not overtighten. Check the hose for cracks, kinks or blisters which are most common near the hose connection. Washing machine manufacturers recommend replacing washing machine hoses every five years. Consider installing reinforced braided stainless-steel hoses.

**Ensure proper refrigerator/icemaker operation:** Proper installation of the icemaker supply line hose is important to avoid water damage. Inspect the hose every six months. Ensure the valve connection is secure and check for kinks. If kinks are present, replace the hose.

**Avoid toilet leaks:** Inspect the flushing mechanism inside the toilet and supply line every six months. At this time, you should also operate the valve to ensure it will shut off in the event of an emergency. Replace if needed.

**Protect water heaters:** Schedule a professional plumbing inspection of the anode rod at least every two years. Annual inspections are recommended once the warranty has expired. The rod will eventually corrode and leave the tank vulnerable to damage, so replace when needed. Flush the tank every six months to remove sediment.

As a safety precaution, it is recommended not run appliances when you are not home.