



# Villagio 1

Homeowners Association Newsletter

July 2023

## BOARD OF DIRECTORS

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

Master Delegate ~ Jerry Anderson

During the monthly meetings, the Homeowners Forum is the ONLY time for input from all owners that are attending the meeting. This allows the Board to quickly move through the agenda and complete all the decisions and votes that are necessary for that meeting. We appreciate all the owners who take the time to attend these meetings.

modifying any aspect of the front of your home! Architectural changes cannot be done unless it has been approved by the board. This includes, but not limited to:

1. Paint colors
2. Structural changes
3. Tree removal
4. Landscaping changes
5. Driveway improvements or replacement

Just to name a few. Again, we encourage and welcome improvements, but want to make sure that the rules are adhered to, so we maintain the esthetic value and look of our amazing community. The form can be found on our website [www.villagio1.com](http://www.villagio1.com)

Summer is here and a lot of us our outside enjoying our beautiful weather! Please make sure to remind all of the children that if they are in the street and notice or see a car coming, they should move to the side, and **GET ON THE CURB OR SIDEWALK!!** It takes a "Village" and we want to make sure we all stay safe and alert!

Thank you to that person that helped remove the banners from the entrance way. If you know who helped remove them, **PLEASE RETURN THEM TO ME!!!** I would like to have them back up by 4<sup>th</sup> of July!!

Finally, it is Villagio Trivia Time!!! Here we go...the 1<sup>st</sup> person to contact me might get a prize. Question: **How many homes are in Villagio?**

Have a great day and thank you all again for being the best part of Villagio!  
**Dan Gutierrez. 949-285-4469**  
[dan.gutierrez1@outlook.com](mailto:dan.gutierrez1@outlook.com)



**VILLAGIO AT  
 RANCHO SAN CLEMENTE  
 2023 BOARD MEETING SCHEDULE**

Board Meetings are held on the third Tuesday each month.

July 18 <sup>th</sup>	October 17 <sup>th</sup>
August 15 <sup>th</sup>	November 21 <sup>st</sup>
September 19 <sup>th</sup>	December 19 <sup>th</sup>

**Time:** 6:30 p.m.  
**Location:** via ZOOM teleconference  
*Please contact Management to obtain login credentials*

## HOA President's Message

Hello Villagio!

There is so much to cover in only 1 newsletter! To start, I want to thank everybody once again who contributed to the entrance way improvements of both painting and pavers! It looks great and will be having even more improvements soon!

It is already July, and time for us to start planning our annual Block Party!! If you have any ideas or suggestions, contact me to see if it can be part of the fun! On another note, as much as we appreciate homeowners taking pride in their homes and property, as part of an HOA, it is your responsibility to submit the proper documentation PRIOR to...BEFORE you start



## HOLIDAY SCHEDULE

Curtis Management will be closed on Monday, July 3<sup>rd</sup> and Tuesday, July 4<sup>th</sup>, in observance of Independence Day. 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.



**For AFTER HOURS EMERGENCIES, please call the normal business number and the answering service will promptly contact the on-call manager.**



We are a community. We should be able and willing to help each other out.

If you are going out of town for any length of time, it is a good idea to let a neighbor know so they can keep an eye on your home while you are away. They can make sure that any flyers or newspapers left at your door are removed so it is not obvious to possible burglars that you are away. It is also good practice to leave an emergency contact number with a trusted neighbor so they can contact you in the event of an emergency.

## **PARKING NEEDS**

If you would like to have a vehicle safe listed or apply for a parking permit, please contact Patrol One directly by visiting their website at

[www.patrol-one.com](http://www.patrol-one.com) or 714-541-0999



**Property Manager:** Jeff Jacobs  
e-mail: [jjacobs@curtismanagement.com](mailto:jjacobs@curtismanagement.com)

**Assistant Manager:** Kyle Merritt  
e-mail: [kmerritt@curtismanagement.com](mailto:kmerritt@curtismanagement.com)

5050 Avenida Encinas, #160  
Carlsbad, CA 92008

Phone – 949/245-2753

Fax – 760/579-4501

## **Association Dues**

*Please be advised that the new monthly dues increase began January 1, 2023. Please make sure to update your Villagio 1 payments to the new monthly amount of \$180.00*

All payments must be payable to your Association. Any payment payable to Curtis Management will be returned and not processed.

All payments are to be mailed to your Association and have your full account number (*example: CUR- AB-1234-5*) to be processed accurately. You can find your account number on your monthly statement.

Address payments to:

**Villagio 1  
c/o Curtis Management  
PO Box 54030  
Los Angeles, CA 90054-0030**

If you are paying your association dues through online banking bill pay, please make sure that your payments have your complete account number and correct address listed or they will be returned to you.

You can enroll for automatic payments online at [www.CurtisManagement.com/make-payment.php](http://www.CurtisManagement.com/make-payment.php) at no charge. If enrolled successfully, your Association Dues will be debited on the 10<sup>th</sup> of each month ensuring no late fees. Contact management for any questions.

### **REMINDER:**

HOA payments are due on the 1<sup>st</sup> of each month, if a payment is received after the 15<sup>th</sup> of any month it will be considered late and assessed a 10% late fee.