

# Villagio 1 at Rancho San Clemente

Homeowners Association Newsletter

September 2023

## VILLAGIO 1 2023 BOARD MEETING SCHEDULE

The Board meetings are held the third Tuesday of each month. If you would like to participate in the general session, please contact Management prior to the meeting.

The next meeting will take place

**Date:** Monday, September 19, 2023  
**Time:** 6:30 P.M.  
**Location:** Via Zoom, tele-conference

Contact Management for the log in or call in information

During the monthly meetings, Homeowners Forum allows any owner to address the Board with an issue or concern with an allotted maximum of three minutes. This allows the Board to quickly move through the agenda and complete all the decisions and votes that are necessary for that meeting. Please contact Management directly for any issues to be discussed outside of the Homeowners Forum.

**Property Manager:** Kyle Merritt  
e-mail: Kmerritt@keystonepacific.com

**Assistant Manager:** Amy Phrakonkham  
e-mail: APhrakonkham@keystonepacific.com

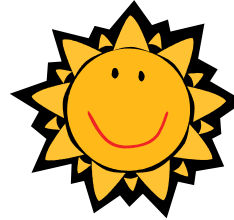
5050 Avenida Encinas, #160  
Carlsbad, CA 92008

Phone – 949/245-2753 Fax – 760/579-4501

AFTER HOURS EMERGENCIES, please call 619-699-1774

## HOLIDAY SCHEDULE

Curtis Management will be closed on Monday, September 4<sup>th</sup> in observance of Labor Day. If you have an emergency, please call the after-hour emergency number, 619/699-1774, follow the directions on the greeting and report your emergency to the answering service.



## VILLAGIO 1 17<sup>TH</sup> ANNUAL COMMUNITY BLOCK PARTY

**WHEN:** SATURDAY, SEPTEMBER 9, 2023 3:00PM -  
???

**WHERE:** VIA NUBLADO

**WHAT:** Opportunity to interact with your neighbors in the community. A potluck styled event with music, games, raffles and more!

### **Suggested Items to Bring:**

- Appetizers / Chips / Dips / Veggies
- Side Dishes: Baked Beans, Corn on the Cob, Mac 'n' Cheese, Salads
- Dessert

Please RSVP by September 4<sup>th</sup> to let us know how many plan to attend!

Dan and Shelly Gutierrez  
Home # 949-361-0322  
E-Mail: [dan.gutierrez@cox.net](mailto:dan.gutierrez@cox.net)  
Address: 717 Via Nublado

**\*If you can provide Tables, pop ups, and folding chairs, please contact us!!**

**\*\* Please remember to label all Items brought; dishes, serving platters, tables/chairs, Children and pets!!\***

## HOA MONTHLY DUES

Please remember that the Villagio 1 HOA dues increased to **\$180.00** per month as of January of 2023. Please check with your statements or contact Management to

have this corrected and up to date.

## **ARCHITECTURAL MODIFICATIONS**

The Association recorded CC&R's established Architectural procedures and standards to maintain the highest quality of design and environment within the community. Owners are encouraged to read the CC&R's pages 37-50.

- Villagio was planned, proposed and accepted by the City of San Clemente and marketed in the mid-to-late 1980's as a Mediterranean Village by the sea; hence the unique colors and combinations (if you have been to Milan, Venice, areas of Greece or Spain, the similarities are very apparent).
- Any addition or change to the exterior or significant change to landscaping requires approval of the Architectural Committee / Board of Directors.
- Architectural Change Request Forms may be obtained from Management
- If you have any questions on the guidelines or process of any house modifications, please contact Management prior to making any changes to your home.

## **PETS**

- Please remember to keep your pets on a leash when outside of your home / in the common areas.
- This is for the safety and courtesy of your neighbors and pets

## **WEEP SCREEDS:**

Please take a look at the clearance of your neighbors "weep screed". It should/needs to have about 6 inches of clearance to keep water from intruding into your neighbors home. This is YOUR RESPONSIBILITY to maintain!! Rain could test this.

# **URGENT !**

PLEASE PROTECT YOUR NEIGHBOR'S HOUSE

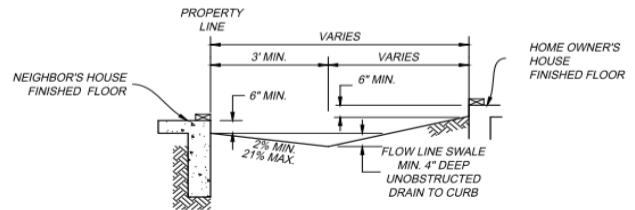
WE ARE EXPERIENCING SEVERE STORM EVENTS

THESE STORMS ARE LIKELY TO INCREASE IN THE NEAR FUTURE.

PLEASE TAKE URGENT MEASURES TO BE SURE THAT YOUR YARDS DRAIN WITHOUT OBSTRUCTION TO THE CURB, EVEN IF YOUR YARD DRAINS ARE PLUGGED!

THIS IS A DETAIL OF MINIMUM MEASURES THAT NEED TO BE TAKEN TO PROTECT YOUR NEIGHBOR'S HOUSE FROM YOUR DRAINAGE!

### **VILLAGIO I DRAINAGE DETAIL HOME OWNERS RESPONSIBILITY PROTECT HOMES ALONG PROPERTY LINE**



**TYPICAL DRAINAGE DETAIL**

