

Villagio 1



at Rancho San Clemente HOA

October 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.

October 17th December 19th
November 21st

Time: 6:30 p.m.

Location: via ZOOM, tele-conference

Contact management for login / call-in credentials.



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

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

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www.curtismanagement.com

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

www.villagio1.com

CURITS MANAGEMENT / KEYSTONE PACIFIC MANAGEMENT

Villagio 1 HOA's management at Curtis will be integrated into Keystone Pacific Management starting October 1, 2023.

Your management's office location, phone number and personnel will remain the same. Please look for notices sent to you on the updates for Curtis Management / Keystone Pacific and for homeowner portals for HOA information, accounting and more.

If you have any questions on this, please contact management at the phone / e-mail listed on this newsletter.

* Payments by check or Bill Pay for October will need to be updated and sent to new address below:

**P.O. Box 513380
Los Angeles, CA 90051-3380**

* Payments will still be made payable to Villagio 1

* If you currently use recurring ACH through the PayLease portal, you will need to sign up for ACH through KeystoneConnection.net

* If you were previously using Auto-Draft through Curtis Management's draft form, your account information will be transferred and no further action will be needed.



*Leaves are falling...
Autumn is calling.*





PETS

Please remember to keep your pets on a leash when outside of your home and in the common areas

This is for the safety and courtesy of your neighbors, pets and properties

PARKING RULES REMINDER

Villagio 1 Parking and Vehicle Rules are listed at the community website under the “Resource Center”

Parking patrol, citations, safelisting and permits are issued through Patrol One. You can contact them for needs at support@patrol-one.com or at 714-541-0999

As noted in our CC&R’s, please continue to exhaust your garage and driveway BEFORE parking your vehicle in the street. Thank you!



*And all at once,
Summer collapsed
into Fall.*

~ Oscar Wilde



LANDSCAPING

As we are heading into Fall, now is a great time to check your personal plants and trim any overgrown vegetation before the winter season hits.

This includes any tree trimming needs and/or removal of any dead Palm throngs.

Did you know that plants that have grown onto or near the stucco and/or roofline are not only damaging, they can give rodents access to the building structure? **YIKES!**

All residents are the eyes and ears of the community. Please report any landscape issues or requests directly to Management – do not disturb the landscaping staff while they are working onsite.

WHAT ATTRACTS RODENTS?

Shelter: In cooler weather, rodent activity often increases as they are trying to find shelter and warmth. Keeping your plants trimmed away from the building is critical as this gives them a pathway to roofs and attics.

Food: Vermin will eat almost anything. The love open rubbish bins, dog and cat food left out on the patio areas and composting material of any kind.

HALLOWEEN

The most popular day of October, in the eyes of children, has to be the last day – Halloween. With these little princesses, ghost and goblins out and about, please be extra cautious when driving. Children are excited on Halloween and may move in unpredictable ways.

