

Villagio



at Rancho San Clemente HOA

November 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

Veterans Day, November 11th



COMMUNITY MAINTENANCE

All residents are the eyes and ears of the community. If you notice a maintenance issue in the common area (broken sprinkler, damaged light pole, light out, etc.), please report it to Curtis Management as soon as possible. They will notify the proper vendor for repairs. Thank you!

PET CORNER



Two common complaints that the Board and management company receives are:

Pets not on a leash. In accordance with our Rules and Regulations and the San Diego County Ordinance Leash Law, pets must be on a leash while outside the confines of your home.

Pet owners not cleaning up after their animal. Dog feces poses a health hazard, particularly to young children who may be walking in the common areas. Rodents feed on dog feces and create a health hazard to the community. If your animal should defecate, it is your responsibility to pick it up. Plan for such an occurrence and carry baggies each time you take your pet out for a walk. It is not the landscapers' responsibility to clean up pet waste nor is it fair to other residents to have to see, smell and possibly step in pet waste. All residents should be able to walk through our community, day or night, without the fear of stepping in pet waste.

VILLAGIO AT RANCHO SAN CLEMENTE 2023 BOARD MEETING SCHEDULE

Board Meetings are held on the third Tuesday each month.

November 21st December 19th

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.



Community Manager: Kyle Merritt
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Assistant Manager:
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HOLIDAY DECORATIONS

We hope that everyone had a safe fun-filled Halloween. Just a friendly reminder to remove any Halloween decorations in a timely manner.



*“Autumn is a second spring
when every leaf is a flower.”*

~ Albert Camus

LANDSCAPING

As you know, vegetation grows rapidly in the summer months and requires more attention. Now that we are heading into the winter months, it is a great time to check your personal plants and trim any overgrown vegetation before the winter season hits. 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!

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, composting material of any kind and will even animal feces (no joke).

CURTIS MANAGEMENT HOLIDAY SCHEDULE

Curtis Management Company will be closed on November 23rd and November 24th, in observance of the Thanksgiving holiday. If you have an emergency please call the normal business number, 619/326-4662, follow the directions on the greeting and report your emergency to the answering service. The answering service will contact the on-call representative who will make every effort to assist you.



*“Be thankful for what you have;
you’ll end up having more.
If you concentrate on what you don’t have,
you will never, ever have enough.”*

– Oprah Winfrey

NEIGHBORHOOD WATCH

The holiday season is rapidly approaching which often means an increase in package deliveries. In the past, some neighborhoods have had a problem with packages being stolen from their front door area before they could be retrieved.

Stay alert and take precautions when possible.

If you cannot be home during the day to retrieve your package, have it delivered to a work address or to a friend/relative that is home during the day. If this is not possible, ask a neighbor to retrieve it and leave you a message.

In addition, if you are going away for the Thanksgiving Holiday, it’s a good idea let a neighbor know so they can keep a watchful eye.

PROPERTY INSPECTIONS

Monthly property inspections are conducted 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 will be sent for any noted violations.

NEIGHBOR RELATIONS

As an individual resident, there are many things that you can do to contribute to the quality of life in our community. For better or worse, we live in close proximity to one another. While one should expect reasonable noises, it is also up to each of us to be cognizant of the noise that is being made and be considerate of one another. If you have a concern that you need to discuss with your neighbor (noise, parking, pet issues, etc.) please approach your neighbor in a respectable manner; a way that you would want to be treated.

