

# Villagio 1 at Rancho San Clemente

at Rancho San Clemente HOA

December 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.

**Time:** 6:30 p.m.

**Location:** Zoom video-tele conference

**\*\*There is no meeting scheduled for  
December**



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

**Assistant Manager:**  
5050 Avenida Encinas, #160  
Carlsbad, CA 92008

[www.curtismanagement.com](http://www.curtismanagement.com)

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

## Community Website

Our community website is full of useful information. You can view our meeting minutes, budget, community happenings, parking rules, landscape information, various forms, etc. Check it out at:

[www.villagio1.com](http://www.villagio1.com)

## KEYSTONE PACIFIC MANAGEMENT

The Reserve Maintenance's management at Curtis has integrated into Keystone Pacific Management on October 1, 2023.

Management's office location, phone number and personal will remain as is. Please look for notices sent to you regarding the Curtis Management / Keystone Pacific update and homeowner portals for HOA information, accounting and more.

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

\* Please update your payments to the new address below and include your Account ID.

Villagio at Rancho San Clemente  
C/O Keystone Pacific  
P.O. Box 513380  
Los Angeles, CA 90051-3380

## KEYSTONE CONNECTION

Homeowners can access their Association account information or make payments by registering to the online portal also know as CINC.

Select "Sign In" and "Create an Account" at the website below.

Your registration will be reviewed to validate your information. Once confirmed, you will receive an email from [donotreply@cincsystems.net](mailto:donotreply@cincsystems.net) with an activation link within 24 hours.

[www.keystoneconnection.net](http://www.keystoneconnection.net)

Contact Management for any questions.



## HOLIDAY DECORATING

Get out those holiday decorations and cheer up the neighborhood! Nothing livens up a community more than bright twinkling lights and decorations by the dozens. Have fun, be creative, and as each one of us adds our share, the entire community will sparkle and shine.

Be festive and safe. Please remember not to place any decorations in the common area (landscaping, handrails, and walkways). In addition, please keep in mind that all holiday decorations will need to be removed by the end of January.

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## PALM TREE TRIMMING



Do your Palm trees have dead fronds hanging? Are they in need of trimming? Now is the perfect time to get any trimming needs taken care of before the rainy season starts. Please ensure that all palm fronds are away from the structure. Fronds brushing up against the building can damage the structure and may create a bridge for rodent access into the building – Yikes!



*"It's not how much we give  
but how much love we put into giving."*



~ Mother Theresa

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*The Board of Directors and Management  
would like to wish everyone a safe and joyous  
Holiday Season!*

## 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.

## GOING AWAY FOR THE HOLIDAYS?

If you are going out of town for the holidays, it's a good idea to let your neighbors know so they can keep an eye on your home while you are away. In addition, you may consider:

- Get an automatic timer for your lights.
- Don't forget to have mail and newspaper delivery stopped. If it piles up, it's a sure sign you're away.

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## HOLIDAY SCHEDULE

In observance of the upcoming holidays, please be aware that Curtis Management will be closed as follows:

Friday, December 22 <sup>nd</sup> .....	Closed
Monday, December 25 <sup>th</sup> .....	Closed
Friday, December 29 <sup>th</sup> .....	Closed
Monday, January 1 <sup>st</sup> .....	Closed

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