VILLA LA VERNE
HOMEOWNERS ASSOCIATION



DECEMBER 2022

JULIE PORCHE, COMMUNITY MANAGER
SO CAL PROPERTY ENTERPRISES, INC.
1855 Sampson Avenue • Corona, CA 92879

jp@socalenterprise.com
Phone: (951) 270-3700 • Fax: (951) 270-3709
www.socalenterprise.com

NEXT EXECUTIVE & GENERAL SESSION MEETING

Date: Wednesday, January 25, 2023
Time: 6:30 p.m. (General Session)
Zoom: Dial (669) 900-6833
Meeting ID: 837 1482 2463 **Passcode:** 669728



Board of Directors		
Elizabeth "Liz" Hermosillo	President	October 2023
Susan Beall	Treasurer	October 2023
Nanette Goforth	Secretary	October 2024
Suren Kapadia	Member at Large	October 2024
Ray Moya	Member at Large	October 2023



- **For fire, medical or police emergencies:** CALL 911
- **La Verne Police Department:** (909) 596-1913 (non-emergency)
- **Assessment Payment Address:** $345.00/Monthly Assessment (Due by the 1st)
  Villa La Verne HOA
  PO Box 980966
  West Sacramento, CA 95798
- **After-Hours Property Emergencies:** (951) 270-3700, Hours - 4pm to 8am press 8 for our after-hours answering service
- **Inquiries & Address Changes:** Please send via email, fax, or mail frontdesk@socalenterprise.com
- **Patrol Master (Security):** (714) 426-2526
- **Sanders Towing:** (909) 599-3178
- **HOA Rules & Regulations, Forms, etc.:** www.socalenterprise.com, see Villa La Verne
- **General Notices & Meeting Agendas:** Posted at the bulletin boards located by the pool entrances for your convenience.
- **Elite Pest Management:** (877) 535-4833 The cost for General Pest Control is $25.00 (Interior, backyard or garage) and $95.00 for Rats/Mice on the regular day of service. Roaches may be an additional charge. Additional services are paid at time of service and payable to Elite Pest Management.



We would like to welcome all new homeowners to the community!!

COMMUNITY INFORMATION



In observance of
Christmas & New Years,
So Cal Property will be closed
Monday, December 26th &
Monday, January 2nd.

PROJECTS 2022/2023

Villa La Verne Association hard at work with the following projects in the works for 2022/2023:

1. Winfield Pool Upgrade
2. Pepper Pool Renovation and Clubhouse
3. Parking Stalls - Front of Winfield Pool
4. Charging Station Install
5. Monument Sign - Corner of N. White Ave. & College Lane
6. Stairs & Balcony



ASSESSMENT INCREASE

OWNER ACTION REQUIRED

THE MONTHLY ASSESSMENT WILL INCREASE FROM $345.00 TO $365.00 PER MONTH EFFECTIVE JANUARY 1, 2023.

IF YOU ARE USING AN ONLINE/AUTOMATIC BANK BILL PAYMENT SERVICE, OWNERS MUST UPDATE THE PAYMENT AMOUNT THROUGH YOUR BANK.

IF YOU ARE USING THE ePAYMENT PROGRAM THROUGH SO CAL PROPERTY ENTERPRISES, OWNERS MUST UPDATE THE PAYMENT AMOUNT THROUGH OUR WEBSITE.

OUTSTANDING ASSESSMENT BALANCES WILL BE SUBJECT TO LATE AND COLLECTION FEES PER THE HOA DELINQUENCY POLICY.



Please know that garages are inspected weekly. If you have improperly stored items in the garage, please have it removed. The garages are for parking vehicles. Thank you for your cooperation!

CHRISTMAS TREE SAFETY TIPS



Minimize the chances of your Christmas Tree catching fire by following these guidelines:

* Pick a fresh looking tree
* Keep the tree watered
* Keep the tree away from heat
* Shake the tree of dead pine needles on occasion
* Check the trees lights to ensure no exposed wiring
* Turn off your trees lights at night and get rid of your tree soon after the holiday

Waste Management will collect Christmas Trees curbside after the holiday. Please contact Waste Management @ 800-423-9986 for specific dates of pick-up.



PROTECT HOLIDAY MAIL & PACKAGES

During the holiday season, there is an increase in mail and packages which can lead to a crime of opportunity. You may one to consider the following tips to help protect your holiday packages:

- If you know you're not going to be home to receive a delivery, have it sent to your work or to someone who will be home.
- Always try to request signature confirmation.
- Ask the package delivery company to hold the package at its location. If you're going to be away for the holidays, ask your local post office to hold your mail.
- Don't leave a note on your door telling the driver where to hide your package.
- Some delivery services offer text, email or web-based alerts to track your package and let you know when it has been delivered.

HOLIDAY DECORATIONS



It's the holiday season!! The following are a few basic rules we would like to remind residents to adhere to for decorations.

* **Decorations are only permitted on the door or windows of a home and may not be installed in the common area.**
* Christmas lights and decorations placed on your unit may not be put up on the roofs or in the landscaping.
* Christmas lights and decorations should be up no sooner than Thanksgiving and removed by January 5th of the next year. Lights and decorations up after that period are in violation and may be removed by the Homeowners Association at the owner's expense.
* Any other decorations for major or other holidays may be displayed no sooner than two weeks before the holiday and must be removed within seven days after the holiday. No Halloween structures, webbing, bales of hay, or similar items are permitted in the common area.



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Tenant Registration

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VILLA LA VERNE
HOMEOWNERS ASSOCIATION



NOVEMBER 2022

SO CAL PROPERTY® ENTERPRISES, INC

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NEXT EXECUTIVE & GENERAL SESSION MEETING

Date: Wednesday, November 30, 2022
Time: 6:30 p.m. (General Session)
Zoom: Dial (669) 900-6833
Meeting ID: 837 1482 2463 **Passcode:** 669728



Board of Directors		
Elizabeth "Liz" Hermosillo	President	October 2023
Susan Beall	Treasurer	October 2023
Nanette Goforth	Secretary	October 2024
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COMMUNITY INFORMATION



HOLIDAY SCHEDULE

In observance of Thanksgiving, our office will be closed
Thursday, November 24th & Friday, November 25th.



Daylight Savings is Sunday, November 6th. Don't forget to set your clocks back an hour!

PROJECTS 2022/2023

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Please note that the pool access cards may be deactivated and pool privileges suspended if the homeowner account is not paid in full each month. This includes charges on the account for past due/delinquent assessments, late fees, collection letters, attorney turnover charges, monthly dues and charge backs (for work done by the HOA that is a homeowner expense).

POOL CLOSURE (REMINDER)

Please be advised that the pool will be closing for the season on Friday, October 28th. During closing a lock and chain will be placed on the pool gate and pool FOB's will be deactivated.





BBQ Grilling

Fire is destructive and occurs more frequently than Earthquakes. The wildfires in California the last five years have caused billions of dollars in property losses. Boards have the authority to create "Community Rules" that govern the day-to-day living for their respective associations. Board of Directors and Unit Owners need to enforce strict guidelines when it comes to BBQ and grilling safety. Sadly there are several examples of grilling on balconies that started fires, caused total losses to building(s) with large dollar payouts from insurance carriers. Unit owners and surrounding unit owners lose their personal belongings and are forced to start over.

With respect to Community Rules:

"OPEN FLAME" devices (Gas, Charcoal and Wood Burning, etc.) are PRHOHIBITED. The only authorized use of these devices is when they are a minimum of 10 feet away from any flammable structure; especially overhangs. These devices are responsible for a much larger percentage of fire losses:

1. Unit owners violating the above will be issued a letter requesting them to adhere to the Community Rules with respects to BBQ/Grilling. Additional violations could end up in fines.
2. Please keep in mind part of your monthly assessment goes toward paying for the Association's Master Insurance Policy. Adhering to the Community Rules on BBQ/Grilling greatly assists in helping keep our insurance with preferred carriers offering the lowest annual premiums. Higher insurance premiums could lead to a higher monthly assessment so the Board appreciates everyone's cooperation in adhering to the above.

CALIFORNIA FIRE CODE 308

308.3.1 Open-flame cooking devices. Charcoal burners and other open-flame cooking devices shall not be operated on combustible balconies or within 10 feet of combustible construction[1]. Exception: A. One- and two-family dwellings B. Where buildings, balconies and decks are protected by an automatic sprinkler system.

308.3.1.1 Liquefied-petroleum-gas-fueled cooking devices. LP-gas burners having an LP-gas container with a water capacity greater than 2.5 pounds [nominal 1 pound LP-gas capacity] shall not be located on combustible balconies or within 10 feet of combustible construction[1].

This new regulation will in effect prohibit the use of open flame cooking on balconies of existing multi-family structures (more than 3 units), apartments, **condominiums**, **town homes**, except those built as high-rise structures.



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VILLA LA VERNE
HOMEOWNERS ASSOCIATION



OCTOBER 2022

So Cal Property® Enterprises, Inc

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NEXT EXECUTIVE & GENERAL SESSION MEETING

Date: Wednesday, October 26, 2022
Time: 6:30 p.m. (General Session)
Zoom: Dial (669) 900-6833
Meeting ID: 837 1482 2463 **Passcode:** 669728



Board of Directors		
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COMMUNITY INFORMATION

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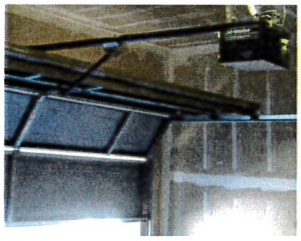
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Laundry Room - Cost Increase

The cost to use the washers and dryers is going to increase by .50¢ each effective on 1/1/2023.





GARAGE DOOR OPENERS

Please contact So Cal Property if you have any issues with your garage door opener.



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PET WASTE

It is appreciated that residents are picking up their pet waste, but we would like to remind everyone to throw your pet waste into a trash can and do not leave it on the ground.

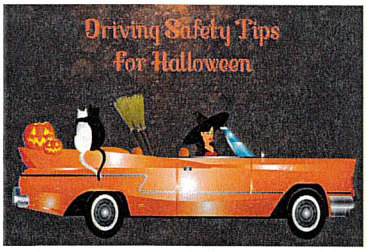




POOL CLOSURE

Please be advised that the pool will be closing for the season on Friday, October 28th. During closing a lock and chain will be placed on the pool gate and pool FOB's will be deactivated.

Stay safe when driving on Halloween



At a glance: Help protect trick-or-treaters by following these driving safety tips on Halloween, or on the night your community hosts Halloween activities. Be especially careful between 4 and 8 p.m., when most severe vehicle/young pedestrian collisions happen.

Drive slowly, and don't pass stopped vehicles. The driver might be dropping off children.

Park your mobile phone. Avoid distractions by waiting until you've stopped to call, text, or surf. Get more mobile phone safety tips.

Watch for children darting into the street. Kids can cross the street anywhere, and most young pedestrian deaths happen at spots other than intersections.

Yield to young pedestrians. Children might not stop, either because they don't see your vehicle approaching or don't know how to safely cross the street.

Communicate with other drivers. Always use your turn signals. And if you have to pull over to drop off or pick up your kids, turn on your hazard lights.



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VILLA LA VERNE
HOMEOWNERS ASSOCIATION

SEPTEMBER 2022

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Phone: (951) 270-3700 • Fax: (951) 270-3709
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NEXT REGULAR BOARD MEETING

Date: Wednesday, September 28, 2022
Time: 6:30 p.m. (General Session)
Zoom: Dial (669) 900-6833
Meeting ID: 837 1482 2463 **Passcode:** 669728



Board of Directors		
Elizabeth "Liz" Hermosillo	President	October 2023
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Nanette Goforth	Secretary	October 2024
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CONTACT US



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COMMUNITY NEWS & REMINDERS



So Cal Property will be closed on Monday, September 5th in observance of Labor Day

PROJECTS 2022

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COMMON AREA PROBLEMS

If you notice any problems in the Common Area, please take pictures and send it to the Community Manager. Inside of unit is homeowners responsibility.

What is "Common Area"? So glad you asked! It is actually ALL the property outside your front door (including but not limited to your first step out of your unit), This includes garages, sidewalks, stairs, balconies, gardens, lawn, trees, front walkways, railing, drive approach, alleys, pool area, parking lots, cabanas, lighting, roofs, eaves, fascia board, window trim, garage doors, pedestrian doors, laundry rooms, storage rooms within garages, pool bathrooms, pool, pool lighting, pool fixtures, pool safety equipment, pool furniture, pool fencing, as well as ALL LANDSCAPING.

Please refrain from adding any personal items in the planter areas.

Association Common Area



The Garages, Driveways and Laundry rooms are considered to be Villa La Verne Association common area. The CC&Rs clearly define the common area to be the maintenance responsibility of the Association. Management keeps a master key for the pedestrian door to all garages and the laundry door and conducts regularly scheduled inspections. If your pedestrian door lock or laundry door lock is not working, contact management to have this item repaired.



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Suspicious Activity

If you see something that doesn't seem right in the community, including theft, vandalism, suspicious behavior or anything related to the safety or beautification of the community, please report it to Management, Patrol Masters and La Verne Police Department depending on the nature of the activity.

QUIET TIME



For the consideration of your neighbors, please respect the Quiet hours and refrain from activities not allowing the quiet time. Quiet hours are as follows:

Monday through Friday: 9:00pm to 8:00am
Saturday and Sunday: 10:00pm to 9:00am

- No laundry room facility use prior to 7:00am or after 9:00pm.
- Skateboarding, Roller Skating, Scooters, etc. **IS STRICTLY PROHIBITED IN THE COMMON AREAS OF THE COMPLEX**, including pool areas, sidewalks, driveways and carports.
- Any activity, which damages common property, landscaping, etc., or violates accepted safety practices.
- Bouncing a ball against the exterior of any building, door, cars, garage, etc. Ball playing: baseball, football, team sports in grassy areas.
- Boisterous talk, loud music, barking dogs, yelling, screaming and other disturbances.
- Broadcasting any loud or amplified sound or music in the common areas, the driveways, or the carports from a unit, vehicle or portable electronic device.

VILLA LA VERNE
HOMEOWNERS ASSOCIATION



AUGUST 2022

JULIE PORCHE, COMMUNITY MANAGER
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NEXT REGULAR BOARD MEETING

Date: Wednesday, August 24, 2022
Time: 6:30 p.m. (General Session)
Zoom: Dial (669) 900-6833
Meeting ID: 810 1297 7617 **Passcode:** 296096



Board of Directors		
Elizabeth "Liz" Hermosillo	President	October 2023
Susan Beall	Treasurer	October 2023
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COMMUNITY NEWS & REMINDERS



NEW COMMUNITY MANAGER

Effective 7/6/22, please welcome Julie Porche as your new Community Manager!

Send all future correspondences directly to Julie via email at jp@socalenterprise.com or by calling So Cal Property at (951) 270-3700 Ext. 208.

Homeowners:
Please be sure to update your contact info.

PROJECTS 2022

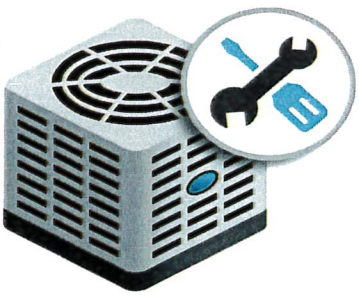
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AC UNITS

The condensation line for your air conditioning unit is causing damage to the common area. You need to clean or replace the air conditioning filters immediately. Please change the disposable filters or clean the permanent filters on your AC unit on a monthly basis. Your cooperation is greatly appreciated!



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WASP NESTS

Management has been checking for wasp nests on inspections. Should you have any under your eaves, please contact management to schedules removal.





BULK PICK UP

There is an automatic fine for dumping large items in the alley way. Please make sure you call to have a bulk pick up. Place a note on your items to let us know when the items should be picked up to avoid possible fine and/or violation.

DISTURBANCES

If you are experiencing any disturbances where you may need to call the police, please remember that Patrol Masters can also be called to take a report and be the liaison for police as they are available 24 hours. Please utilize the Association's Security Patrol to help enforce any matters necessary.



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- Broadcasting any loud or amplified sound or music in the common areas, the driveways, or the carports from a unit, vehicle or portable electronic device.

VILLA LA VERNE
HOMEOWNERS ASSOCIATION

JULY 2022

So Cal Property® Enterprises, Inc

BETH WOOD, COMMUNITY MANAGER
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bw@socalenterprise.com
Phone: (951) 270-3700 • Fax: (951) 270-3709
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- **So Cal Property Enterprises, Inc.:** 1855 Sampson Avenue, Corona, CA 92879, Phone (951) 270-3700, Fax (951) 270-3709, www.socalenterprise.com
- **After-Hours Property Emergencies:** (951) 270-3700, press 8 for our after-hours answering service
- **Inquiries & Address Changes:** Please send via email, fax, or mail frontdesk@socalenterprise.com
- **Patrol Master (Security):** (714) 426-2526
- **Sanders Towing:** (909) 599-3178
- **HOA Rules & Regulations, Owner Forms, Etc.:** www.socalenterprise.com
- **General Notices & Meeting Agendas:** Posted at the bulletin boards located by the pool entrances for your convenience.
- **Elite Pest Management:** (877) 535-4833 The cost for General Pest Control is $25.00 (Interior, backyard or garage) and $95.00 for Rats/ Mice on the regular day of service. Roaches may be an additional charge. Additional services are paid at time of service and payable to Elite Pest Management.



We would like to welcome all new homeowners to the community!!

COMMUNITY NEWS & REMINDERS



So Cal Property will be closed on Monday, July 4th in observance of Independence Day

PROJECTS 2022

Villa La Verne Association hard at work with the following projects in the works for 2022:

1. Winfield Pool Upgrade
2. Pepper Pool Renovation and Clubhouse
3. Parking Stalls - Front of Winfield Pool
4. Charging Station Install
5. Monument Sign - Corner of N. White Ave. and College Lane





Peace & Quiet

Activities prohibited at all times within the complex units and grounds are listed below but may not include all prohibited activities. Any violation may result in fines, cost of repair and/or suspension of privileges.

1. Skateboarding, Roller Skating, Scooters, etc. **IS STRICTLY PROHIBITED IN THE COMMON AREAS OF THE COMPLEX**, including pool areas, sidewalks, driveways and carports.
2. Any activity, which damages common property, landscaping, etc., or violates accepted safety practices.
3. Bouncing a ball against the exterior of any building, door, cars, garage, etc. Ball playing: baseball, football, team sports in grassy areas.
4. Boisterous talk, loud music, barking does, yelling, screaming and other disturbances.
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Quiet Hours

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Tenant Registration

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BARBEQUES, PATIO FURNITURE & PLANTS

A) **Front Units:** Front units are the focal point of the community. BBQ's are permitted but MUST be kept on the side apron. Patio chairs must be stored when not in use.

Please note "patio furniture" must be lightweight, small and in good condition. Neutral or muted colors are preferred.

B) **Side Units:** BBQ's are permitted but must be kept on the side of the unit or in the garage. Two potted plants, no larger than 10 inches in diameter, two feet in height and less than 5 lbs. are permitted. Two patio chairs are allowed as well.

C) **Balcony Units:** Are permitted everything listed under B) Side Units, except for a BBQ. Balcony BBQ's can only be used on the side of the building and must be stored either on the side of the building or in the garage.

- Only 1 BBQ per unit is allowed.
- Fire safety prohibits BBQ's on balconies or under stairs.





SATELLITE DISHES

It has been noticed on many site inspections that more satellite dishes are being installed without architectural approval. The association's rules and regulations are specific and state:

Satellite Dishes: MUST BE PRE-APPROVED in writing BY THE BOARD OF DIRECTORS. Satellite dishes first require an approved Architectural Request Form and a $75.00 deposit. No satellite dish or antenna or any other apparatus may be installed upon any walls, roof, attic or crawl space. Satellites must be strategically placed on the fascia board only and the owner must first have written architectural approval Improper installation will result in the removal of the dish at the owner's expense. The Association will have FIOS available in late 2011. We will also be having a painting project in the community at which time all satellite dishes will be required to be removed. At that time you may choose to transfer to FIOS or you may reapply for Architectural approval from the Board. If you are a homeowner leasing your unit to a tenant: You are responsible for any satellite dishes left behind after your tenant leaves the unit a fine of $100 will be assessed for each satellite dish left behind. Each homeowner has the right to refuse tenants from installing these dishes. You may stipulate in your lease that only cable or FIOS is allowed in your unit. The HOA Board of Directors reserves the final decision on all satellite dish approvals and location of installation.

Management will be checking for architectural approval on file for satellite dishes. Should it be discovered that no approval is on file, you will be notified directly by receiving a violation notice with form which will need to be submitted along with $75.00 by the date on the notice or the satellite dish will be removed and charged back to the owner.

Large Item Pick Up



Waste Management provides up to four FREE large item pick-ups per year with up to four items per pick up per address. Owners are encouraged to call for large item pick up and arrange items to be removed within one week. Owners should also inform management of the scheduled large item pick up. Bulk items must be out where trash cans are left between the hours of 6:00am – 7:00pm. You can reach Waste Management at 909-599-1274.

It is important to notify management of large item pick-ups. Items seen curbside during property inspections will be removed at the owners expense. Depending on the amount of items, the cost may vary anywhere between $100 - $500.00. Please call for large item removal and Email: frontdesk@socalenterprise.com.

VILLA LA VERNE
HOMEOWNERS ASSOCIATION



JUNE 2022

BETH WOOD, COMMUNITY MANAGER
SO CAL PROPERTY ENTERPRISES, INC.
1855 Sampson Avenue • Corona, CA 92879

bw@socalenterprise.com
Phone: (951) 270-3700 • Fax: (951) 270-3709
www.socalenterprise.com

NEXT REGULAR BOARD MEETING

Date: Wednesday, June 22, 2022
Time: 6:30 p.m. (General Session)
Zoom: Dial (669) 900-6833
Meeting ID: 810 1297 7617 **Passcode:** 296096



Board of Directors		
Elizabeth "Liz" Hermosillo	President	October 2023
Susan Beall	Treasurer	October 2023
Nanette Goforth	Secretary	October 2024
Suren Kapadia	Member at Large	October 2024

CONTACT US



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COMMUNITY NEWS & REMINDERS

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4. Charging Station Install
5. Monument Sign - Corner of N. White Ave. and College Lane



Laundry Room - Waste



JR Maintenance services the laundry rooms the 10th to 15th of every month. They have revised and posted the new schedule in each of the laundry rooms. When service is performed, trash is removed, machines are wiped down, the room is inspected for leaks and the floor cleaned. Items that can spoil or smell over time should not be left in the trash cans. Please discard food and dog waste items in owners trash cans located in the garage. JR Maintenance is not allowed to remove any items left in the laundry area such as clothes, doormats, etc. If you find these type of items left in the laundry area for an extended period of time, contact management for request to have them removed via email to: frontdesk@socalenterprise.com.

Open Position on the Board of Directors - Call for Volunteers



Do you have an interest in volunteering for your community? There is currently an open position on the Board of Directors. The Board will soon be appointing a member to fill this position and would like to invite all members that are interested in serving on the Board to come forward. If you are interested in being appointed to serve on the Board please fill out the attached form and return it to management. The interest form can be emailed directly to bw@socalenterprise.com or mailed to Villa La Verne HOA, c/o So Cal Property Enterprise, 1855 Sampson Avenue, Corona, CA 92879.

Parking Garages

1. Garages are shared between two (2) homeowners. The garage is common area and maintained by the HOA. For this reason the HOA has access to all garages at all times. Garage inspections are ongoing and performed by the management company and the Board of Directors.
2. The garage must be kept clean at all times.
3. The garage may NOT be used for storage of any kind that blocks a walkway or access to the storage closets in the garage.
4. Trash must be put out every Monday and may not be stored in the garage.
5. Garages may NOT be used for parties, social gatherings, etc.
6. Garages may NOT be used as a place of business. Car repairs, workshops, are not permitted in the garages.



Tenant Registration

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Quiet Hours

Monday through Friday: 9:00pm to 8:00am
Saturday and Sunday: 10:00pm to 9:00am

SO CAL PROPERTY
ENTERPRISES, INC.

VILLA LA VERNE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS - CANDIDATE APPLICATION

I, _____ am interested in being appointed to serve on the Board of Directors. My address in the Association is: _____

Director and Candidate Qualifications:

- Must be a member of the Association for at least one (1) year.
- Must not be more than 60 days delinquent in the payment of regular or special assessments. (certain exceptions apply)
- Must not be co-owners with anyone currently serving on the Board.
- Must not have a criminal conviction that would prevent the Association from purchasing fidelity bond coverage or cause coverage to be terminated.

To the best of my knowledge, I meet all of the qualifications listed above. **Yes** or **No** (circle one)

If you do not meet the qualifications listed above, please specify which qualification you do no meet and provide information for the Board to consider in determining your qualification status.

_____
_____
_____
_____

This form can be returned to: The Villa La Verne Homeowners Association; Attn: Beth Wood, Community Manager; c/o: So Cal Property Enterprises, Inc., 1855 Sampson Avenue, Corona, CA 92879, bw@socalenterprise.com.

VILLA LA VERNE
HOMEOWNERS ASSOCIATION



MAY 2022

BETH WOOD, COMMUNITY MANAGER
SO CAL PROPERTY ENTERPRISES, INC.
1855 Sampson Avenue • Corona, CA 92879

bw@socalenterprise.com
Phone: (951) 270-3700 • Fax: (951) 270-3709
www.socalenterprise.com

NEXT REGULAR BOARD MEETING

Date: Wednesday, May 25, 2022
Time: 6:30 p.m. (General Session)
Zoom: Dial (669) 900-6833
Meeting ID: 810 1297 7617 **Passcode:** 296096

Board of Directors		
Elizabeth "Liz" Hermosillo	President	October 2023
Susan Beall	Treasurer	October 2023
Nanette Goforth	Secretary	October 2024
Suren Kapadia	Member at Large	October 2024

CONTACT US



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COMMUNITY NEWS & REMINDERS



In observance of Memorial Day our office will be closed on Monday, May 30th, 2022

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Pool Fobs



Summer is around the corner. New pool fobs were provided to owners last year, but many owners have not picked up their fobs. To get your new pool fob, complete an Owner/Tenant Registration Form and Pool Fob Authorization Form. Email both forms to frontdesk@socalenterprise.com. If owners did not receive their fob last year, there will be no charge for the new fob this year, but replacement fobs require payment. For further information, contact So Cal Property Enterprise at (951) 270-3700.

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SO CAL PROPERTY

VILLA LA VERNE HOMEOWNERS ASSOCIATION
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VILLA LA VERNE
HOMEOWNERS ASSOCIATION



APRIL 2022

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1855 Sampson Avenue • Corona, CA 92879

bw@socalenterprise.com
Phone: (951) 270-3700 • Fax: (951) 270-3709
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NEXT REGULAR BOARD MEETING

Date: Wednesday, April 27, 2022
Time: 6:30 p.m. (General Session)
Zoom: https://us02web.zoom.us/j/81012977617?pwd=YXRGdlpSd2FhU2E4clhZQzdDVkgvdz09

Meeting ID: 810 1297 7617 **Passcode:** 296096

Board of Directors		
Elizabeth "Liz" Hermosillo	President	October 2023
Susan Beall	Treasurer	October 2023
Nanette Goforth	Secretary	October 2024
Suren Kapadia	Member at Large	October 2024



HOA INFORMATION

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COMMUNITY NEWS & REMINDERS

Did you know...

So Cal Property Enterprises, Inc. posts valuable documents and information for homeowners immediate access. Some of the documents available include: Architectural Request Form, HOA Insurance Certificate, Homeowner/Tenant Registration Form, Satellite Dish Policy Form, Community Map, Rules and Regulations, newsletters, Pool Fob Authorization, Maintenance Matrix, Committee Interest Form, amongst other valuable information. for quick answers to many questions, please visit www.socalenterprise.com / Residential Documents and Forms / Villa La Verne Homeowners Association.

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GARAGE REMINDER

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ONLINE SERVICES

The Association encourages all members to take advantage of our online services. You can now sign up for electronic statements and electronic payments to pay your monthly assessments as it provides numerous advantages to you, the association and the environment. For association owners, electronic statements and payments are very convenient. Once you've set up your account, you no longer have to worry about lost checks or late payments due to slow mail services. You can select the date each month your assessment is paid, and then have peace of mind knowing your fees are paid on time. Not only does this save you time and postage, but it can also eliminate late fees, so take advantage and register online today!

ASSESSMENT INCREASE

OWNER ACTION REQUIRED

THE MONTHLY ASSESSMENT WILL INCREASE FROM $330.00 TO $345.00 PER MONTH EFFECTIVE JANUARY 1, 2022.

IF YOU ARE USING AN ONLINE/AUTOMATIC BANK BILL PAYMENT SERVICE, OWNERS MUST UPDATE THE PAYMENT AMOUNT THROUGH YOUR BANK.

IF YOU ARE USING THE ePAYMENT PROGRAM THROUGH SO CAL PROPERTY ENTERPRISES, OWNERS MUST UPDATE THE PAYMENT AMOUNT THROUGH OUR WEBSITE.

OUTSTANDING ASSESSMENT BALANCES WILL BE SUBJECT TO LATE AND COLLECTION FEES PER THE HOA DELINQUENCY POLICY.

VILLA LA VERNE
HOMEOWNERS ASSOCIATION



MARCH 2022

BETH WOOD, COMMUNITY MANAGER
SO CAL PROPERTY ENTERPRISES, INC.
1855 Sampson Avenue • Corona, CA 92879

bw@socalenterprise.com
Phone: (951) 270-3700 • Fax: (951) 270-3709
www.socalenterprise.com

NEXT REGULAR BOARD MEETING

Date: Wednesday, March 23, 2022
Time: 6:30 p.m. (General Session)
Zoom: https://us02web.zoom.us/j/81012977617?pwd=YXRGdlpSd2FhU2E4clhZQzdDVkgvdz09

Meeting ID: 810 1297 7617 **Passcode:** 296096

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We would like to welcome all new homeowners to the community!!

COMMUNITY NEWS & REMINDERS

ONLINE SERVICES



The Association encourages all members to take advantage of our online services. You can now sign up for electronic statements and electronic payments to pay your monthly assessments as it provides numerous advantages to you, the association and the environment. For association owners, electronic statements and payments are very convenient. Once you've set up your account, you no longer have to worry about lost checks or late payments due to slow mail services. You can select the date each month your assessment is paid, and then have peace of mind knowing your fees are paid on time. Not only does this save you time and postage, but it can also eliminate late fees, so take advantage and register online today!



TENANT REGISTRATION

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IF YOU ARE USING THE ePAYMENT PROGRAM THROUGH SO CAL PROPERTY ENTERPRISES, OWNERS MUST UPDATE THE PAYMENT AMOUNT THROUGH OUR WEBSITE.

OUTSTANDING ASSESSMENT BALANCES WILL BE SUBJECT TO LATE AND COLLECTION FEES PER THE HOA DELINQUENCY POLICY.

PARKING & GARAGES REMINDER

Parking Garages

1. Garages are shared between two (2) homeowners. The garage is common area and maintained by the HOA. For this reason the HOA has access to all garages at all times. Garage inspections are ongoing and performed by the management company and the Board of Directors.
2. The garage must be kept clean at all times. The garage floor must be kept free of debris and material that could constitute a fire hazard. Any oil drips or deposits must be cleared up immediately and the vehicle must be repaired to eliminate future oil debris. Storage in the garage is limited to trashcans, bikes, barbeques, and other small items that can be stored against the side of the garage. A vehicle must be able to fit into your space in the garage whether you park your car there or not. Access to the garage door, storage areas, and vehicles for both units are mandatory since garages are shared and considered a common area. No gasoline or other combustible liquid or product may be stored in the garage. The garage door must remain closed except when car is being parked in or removed from the garage or for temporary cleaning of garage while person is in the direct performance of that task.
3. The garage may NOT be used for storage of off-road or unregistered vehicles.
4. Trash must be put out every Monday and may not be stored in the garage.
5. Garages may NOT be used for parties, social gatherings, etc.
6. Garages may NOT be used as a place of business. Car repairs, workshops, are not permitted in the garages.

Parking

1. Do not park vehicles in the alleyways/fire lanes. Violating vehicles will be towed away at the owners expense (CVC22658). Do not park in the red zone. La Verne Police Department will be called and no warning notice will be provided.
2. Parking is limited to your garage and garage apron directly behind your garage space. Maximum of two (2) vehicles (or motorcycle accepted). No vehicle may extend beyond the edge of the garage apron into the alleyway or onto the grass. No commercial vehicles damage the common area grass and make it difficult for others to pull into their designated parking spots. Please obtain a street parking permit from La Verne Police Department if you have one of these vehicles.
3. All numbered parking spaces are for the use of the owner, their tenants, or guests and by no other person.

SIGNAGE



1. Only Real Estate "For Sale", "For Lease" or "Rent" signs may be displayed. Such signs shall not exceed eighteen (18) inches by twenty-four (24) inches in size, and must be professionally prepared and displayed from within the unit. One (1) such sign is permitted per unit. Exterior signs, political signs, posters, or stickers may not be displayed.
2. No other signs are permitted to be posted in the common area (outside units). NO STAKES MAY BE DRIVEN INTO THE COMMON AREA AT ANY TIME! No sign or decoration may be placed on the stucco, roof siding, eaves, walls, fences or any similar common area.
3. Personal banners (birthday, showers, graduation, etc.), decorative flags, or holiday banners, flags, signs, etc. are not permitted except as required by civil code.



TRASH CANS PLACEMENT (Owners & Residents)

It has been reported and witnessed that when placing the trash cans in the alley, some cans are being placed too closely to driveways, making it hard to enter into spots. Please refrain from placing the cans too closely to the driveway and be more courteous of your neighbors.

PROJECTS 2022

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1. Winfield Pool Upgrade
2. Pepper Pool Renovation and Clubhouse
3. Parking Stalls - Front of Winfield Pool
4. Charging Station Install
5. Monument Sign - Corner of N. White Ave. and College Lane



PEACE & QUIET

Activities prohibited at all times within the complex units and grounds are listed below but may not include all prohibited activities. Any violation may result in fines, cost of repair and/or suspension of privileges.

1. Skateboarding, Roller Skating, Scooters, etc. **IS STRICTLY PROHIBITED IN THE COMMON AREAS OF THE COMPLEX**, including pool areas, sidewalks, driveways and carports.
2. Any activity, which damages common property, landscaping, etc., or violates accepted safety practices.
3. Bouncing a ball against the exterior of any building, door, cars, garage, etc. Ball playing: baseball, football, team sports in grassy areas.
4. Boisterous talk, loud music, barking does, yelling, screaming and other disturbances.
5. Broadcasting any loud or amplified sound or music into the common areas, the driveways, or the carports from a unit, vehicle or portable electronic device.

Quiet Hours

Monday through Friday: 9:00pm to 8:00am
Saturday and Sunday: 10:00pm to 9:00am

VILLA LA VERNE
HOMEOWNERS ASSOCIATION



FEBRUARY 2022

SO CAL PROPERTY ENTERPRISES, INC

BETH WOOD, COMMUNITY MANAGER
SO CAL PROPERTY ENTERPRISES, INC.
1855 Sampson Avenue • Corona, CA 92879

bw@socalenterprise.com
Phone: (951) 270-3700 • Fax: (951) 270-3709
www.socalenterprise.com

NEXT REGULAR BOARD MEETING

Date: Wednesday, February 23, 2022
Time: 6:30 p.m. (General Session)
Zoom: https://us02web.zoom.us/j/81012977617?pwd=YXRGdlpSd2FhU2E4clhZQzdDVkgvdz09

Meeting ID: 810 1297 7617 **Passcode:** 296096

Board of Directors		
Elizabeth "Liz" Hermosillo	President	October 2023
Susan Beall	Treasurer	October 2023
Nanette Goforth	Secretary	October 2024
Suren Kapadia	Member at Large	October 2024



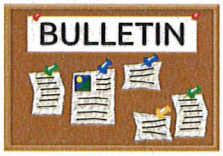
HOA INFORMATION

- **FOR FIRE, MEDICAL OR POLICE EMERGENCIES: CALL 911**
- **La Verne Police Department** (909) 596-1913 (non-emergency)
- **Assessment Payment Address:** Villa La Verne HOA, PO Box 980966, West Sacramento, CA 95798
- **So Cal Property Enterprises, Inc.:** 1855 Sampson Avenue, Corona, CA 92879, Phone (951) 270-3700, Fax (951) 270-3709, www.socalenterprise.com
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POOL FOBS

The Association adopted a new pool entry system and distributed new entry fobs to all owners in 2021. Residents will not be able to enter the pool area with the old key system. If you have not received your new fob in 2021, please contact management for the new fob, So Cal Property Enterprises, Inc., phone (951)270-3700 or email the front desk, frontdesk@socalenterprise.com.

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VILLA LA VERNE
HOMEOWNERS ASSOCIATION



JANUARY 2022

BETH WOOD, COMMUNITY MANAGER
SO CAL PROPERTY ENTERPRISES, INC.
1855 Sampson Avenue • Corona, CA 92879

bw@socalenterprise.com
Phone: (951) 270-3700 • Fax: (951) 270-3709
www.socalenterprise.com

NEXT REGULAR BOARD MEETING

Date: Wednesday, January 26, 2022
Time: 6:30 p.m. (General Session)
Zoom: https://us02web.zoom.us/j/81012977617?pwd=YXRGdlpSd2FhU2E4clhZQzdDVkgvdz09

Meeting ID: 810 1297 7617 **Passcode:** 296096

Board of Directors		
Elizabeth "Liz" Hermosillo	President	October 2023
Susan Beall	Treasurer	October 2023
Nanette Goforth	Secretary	October 2024
Suren Kapadia	Member at Large	October 2024



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Annual Termite Inspection

Dear Villa La Verne Resident,

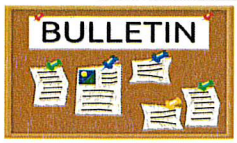
Elite Pest Management will be performing the annual termite inspection and treatment service at your home/community beginning **Monday January 3rdth through the following Wednesday January 12, 2022.** Arrival times for the inspection will take place between the hours of **9:00AM and 4:00PM daily.** This service will not require you to prepare or vacate, and will only take a short time to complete. The inspector will be looking for signs of Termites, Dry rot, and other wood related problems on the exterior areas of the home and community common areas. **All termite infestations will be treated at no charge!!**

For further questions or for a free interior inspection please contact Elite Pest Management directly @ (877) 535-4833 or email at receptionist@elitepestmanagement.net to make your appointment.

Thank you for your cooperation.

Sincerely,

Villa LaVerne HOA
Board of Directors



GENERAL NOTICES, NEWSLETTERS & MEETING AGENDAS

Posted at the bulletin boards located by the pool entrances for your convenience.

HOLIDAY DECORATIONS



It's the holiday season!! The following are a few basic rules we would like to remind residents to adhere to for decorations.

* **Decorations are only permitted on the door or windows of a home and may not be installed in the common area.**
* Christmas lights and decorations placed on your unit may not be put up on the roofs or in the landscaping.
* Christmas lights and decorations should be up no sooner than Thanksgiving and removed by January 5th of the next year. Lights and decorations up after that period are in violation and may be removed by the Homeowners Association at the owner's expense.
* Any other decorations for major or other holidays may be displayed no sooner than two weeks before the holiday and must be removed within seven days after the holiday. No Halloween structures, webbing, bales of hay, or similar items are permitted in the common area.

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PROTECT HOLIDAY MAIL & PACKAGES



During the holiday season, there is an increase in mail and packages which can lead to a crime of opportunity. You may one to consider the following tips to help protect your holiday packages:

- If you know you're not going to be home to receive a delivery, have it sent to your work or to someone who will be home.
- Always try to request signature confirmation.
- Ask the package delivery company to hold the package at its location. If you're going to be away for the holidays, ask your local post office to hold your mail.
- Don't leave a note on your door telling the driver where to hide your package.
- Some delivery services offer text, email or web-based alerts to track your package and let you know when it has been delivered.



VIOLATIONS FOR GARAGE STORAGE

The Villa La Verne Rules and Regulations prohibit storing items in garages when it prevents a vehicle from parking in the garage. Additional items in the garage that do not fit within the storage closet, should be removed from the garage. Many homeowners have contracted with outside storage facilities and moved their additional items there. Homeowners will continue to receive violations for storing items in the garage if a vehicle cannot park in the garage, these violations could result in fines. Please clear the garage so a vehicle may park in the garage at all times.

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