

# VILLA LA VERNE HOMEOWNERS ASSOCIATION



JUNE 2023



**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, June 28, 2023

**Time:** 6:30 p.m. (General Session)

**Location:** La Verne Methodist Church  
3205 D Street

**Via Zoom:** Dial-in: (669) 444-9171 (California)  
Meeting ID: 833 1717 2824, Passcode: 646286

**NOTE:** If you are having issues accessing the Zoom Meeting,  
email the manager at jp@socalenterprise.com



## 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

## CONTACT US

- ♦ For fire, medical or police emergencies:  
**CALL 911**
- ♦ La Verne Police Department:  
(909) 596-1913 (non-emergency)
- ♦ Assessment Payment Address:  
**\$365.00/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

### 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



### BULLETIN



### GENERAL NOTICES, NEWSLETTERS & MEETING AGENDAS

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

### Tenant Registration

Please remember that all owners must register  
new renters. Tenant registration forms can be  
found by going to [www.socalenterprise.com](http://www.socalenterprise.com).



Registration  
Information





### POOL FOBs

If your pool fob does not work, please contact So Cal Property Enterprises, Inc., at (951) 270-3700 or email the front desk, [frontdesk@socalenterprise.com](mailto:frontdesk@socalenterprise.com). You may have a violation or balance on your account that may have affected your pool privilege.

### POOL RULES & REGULATIONS (REMINDERS)

1. The swimming hours are from 9:00 AM to 9:00 PM. NO LIFEGUARD IS ON DUTY. SWIM AT YOUR OWN RISK. SWIMMING ALONE IS NOT RECOMMENDED. NO CHILDREN UNDER 14 YEARS ARE ALLOWED IN THE POOL AREA without adult supervision by a resident owner/registered tenant who is of 18 years of age or older (per the Los Angeles County Department of Health).
2. The swimming pool area is for the use of owners/registered tenants and their immediate families and guests. One resident adult must always accompany their guest(s). The number of guests per resident household will be limited to four (4) guests.
3. Owners are responsible and accountable for their conduct and the conduct of and/or damages by their family members, registered (or nonregistered) tenants, invitees and guest(s) at all times.
4. Excessive noise and rough play is prohibited in the swimming pool and pool area. Radios must be battery operated. No loud radios (if it disturbs others, it's too loud).
5. All gates are to be closed and locked upon entering and/or leaving the pool area. No climbing of fences. Causing the gates to be left open may result in a penalty or loss of privileges being imposed on those persons.
6. No pets are allowed in the swimming pool area at any time.
7. No eating or drinking in the swimming pool. The use of glassware and bottles of any kind in or around the pool area is prohibited. Please use unbreakable plastic, foam, paper or metal containers in these areas. "Cookouts" and/or BBQ's are not permitted in the pool area. NO ALCOHOLIC BEVERAGES ALLOWED. All trash must be removed or properly disposed of before leaving the facilities.
8. No cut-offs or street clothing in the pool. Swimsuits are required. Any person (including babies) who does not have control over bladder or other bodily functions should use an appropriate swim diaper.
9. No Styrofoam floating device permitted in the pool.
10. No bicycles, scooters, skateboards, roller skates or motor-driven bikes (or similar devices) are permitted in the swimming pool area.
11. All State of California and Los Angeles County Department of Health rules and regulations apply.
12. All swimming pool and deck area users are requested to cooperate in maintaining the maximum cleanliness in these areas. Dispose of cigarette butts/ashes properly. Clean up your mess after utilizing the swimming pool and deck areas.
13. No private parties in the pool area without prior approval of the Board of Directors.
14. Replacement of a lost pool key will cost \$100.00 payable to the Association in advance.
15. Compliance with security monitors at pool is mandatory. Proper identification at the pool is necessary to confirm residency.
16. Harassing, provoking or defying pool security monitors will result in the loss of pool key, loss of pool privileges as well as monetary fines. In addition, local law enforcement will be called.
17. Patio furniture in the pool area must not be removed.
18. Pool safety equipment is required by law and must NOT be utilized for any other purpose.
19. Vulgar language, excessive, loud noise or inappropriate sexual behavior will not be tolerated in the pool area. You will be asked to leave and your pool privileges will be suspended.
20. Vandalism of cabana, showers, restroom or any other item in the pool area including wasting hot water will result in a fine, cost or repair and/or loss of pool privileges.



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).



# VILLA LA VERNE HOMEOWNERS ASSOCIATION



MAY 2023



**JULIE PORCHE, COMMUNITY MANAGER**  
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## NEXT EXECUTIVE & GENERAL SESSION MEETING

**Date:** Wednesday, April 26, 2023

**Time:** 6:30 p.m. (General Session)

**Location:** La Verne Methodist Church  
3205 D Street

**Via Zoom:** Dial-in: (669) 444-9171 (California)  
Meeting ID: 833 1717 2824, Passcode: 646286

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## COMMUNITY INFORMATION



**In observance of Memorial Day  
our office will be closed on  
Monday, May 29th, 2023.**

## POOL OPENING!

**When:** May 1st  
**Hours:** 9:00am – 9:00pm

Any questions regarding Pool Rules & Regulations,  
please visit our website at [www.socalenterprise.com](http://www.socalenterprise.com).



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## **GENERAL NOTICES, NEWSLETTERS & MEETING AGENDAS**

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### **CHARCOAL BBQ'S, SMOKERS & FIREPITS**

- Charcoal BBQ's, smokers and firepits are not permitted at anytime in the community. Please remember to pull BBQ's away from the stucco when in use to avoid a fire hazard.
- No BBQ's or any other items are to be stored under the stairwells as they are a Fire Safety concern.



The spread of a fire in an apartment building, such as a condominium or townhouse, can be catastrophic. As a result, section 308.1 of the California Fire Code states it is forbidden to use open flame cooking devices.

### **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.

### **Tenant Registration**

It has been noted that rental signs are being placed in the common areas. Per the Rules and Regulations, rental signs can only be placed in the windows. Any rental signs will be removed from the common area and placed on your door along with a violation notice being mailed to you for an infraction of the rules. Thank you for understanding!



Please remember that all owners must register new renters. Tenant registration forms can be found by going to [www.socalenterprise.com](http://www.socalenterprise.com).



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APRIL 2023



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