

VILLA LA VERNE HOMEOWNERS ASSOCIATION

September 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

Happy Labor Day

So Cal Property will be closed on
Monday, September 4th
in observance of Labor Day



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

COMMUNITY INFORMATION

NEXT EXECUTIVE & GENERAL SESSION MEETING

Date: Wednesday, September 27, 2023

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

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

Via Zoom: Dial-in: (669) 900-6833 (California)

Meeting ID: 837 1482 2463, **Passcode:** 669728

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



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.

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

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



All Valley Washer is scheduled to clean all laundry rooms and machines per the schedule below. **PLEASE DO NOT USE LAUNDRY FACILITIES BETWEEN 7AM - 4PM ON THOSE DATES!**

Wednesday, 9/6/23 Bolling and College (10 washers & 10 dryers)

Thursday, 9/7/23 Knollwood (21 washers & 21 dryers)

Friday, 9/8/23 N. White Ave. (14 washers & 14 dryers)

Monday, 9/11/23 Pepper (12 washers & 12 dryers)

Tuesday, 9/12/23 Winfield (13 washers & 13 dryers)

Wednesday, 9/13/23 Lomeli Lane (5 washers & 5 dryers)



LAUNDRY ROOM REMINDERS!

- Please be sure to close the laundry room doors when you leave. Doors should remain closed at all times, except for when you are in the laundry room.
- Remember to remove your clothes from the machines in a timely manner so that others may use them.
- Please DO NOT remove the laundry room trash cans or add/replace them. The Association did not randomly chose the size and type of cans. The Fire Department advised us of what is allowed. Should these trash cans disappear, the cost can be assessed back to the entire building.
- DO NOT put items on or along side of the water heaters.



Registration Information

If you rent/lease your unit, please be sure to visit the So Cal Enterprise website at www.socalenterprise.com and download the Homeowner/Tenant Registration Form under Residential Forms & Documents. Complete the form and return it as soon as possible via email to frontdesk@socalenterprise.com. It is important for Management to be able to reach out to the homeowner by phone or email as well as to the resident.

BULLETIN



GENERAL NOTICES, NEWSLETTERS & MEETING AGENDAS

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



Please note that the pool access fob 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, violation fines and charge backs (for work done by the HOA that is a homeowner expense).

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AUGUST 2023



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NEXT EXECUTIVE & GENERAL SESSION MEETING

Date: Wednesday, August 23, 2023

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

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

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**



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STORAGE AREA

Please make it a point to check your storage areas for maintenance needs or issues such as leaks on a quarterly basis. You should occasionally remove everything from the storage area and check the walls and ceilings. Always report leaks immediately.

Please know that jumping the pool fence will result in the owner's fob being turned off, possibly for the season. If someone asks to be let into the pool area, you should not allow access. Should you choose to do so, your fob can be turned off, possibly for the season. Also, understand that fines can be assessed to the owner's account.



ATTENTION HOMEOWNERS!

If you lease your unit, please be sure to visit the So Cal Enterprise website at www.socalenterprise.com and download the Homeowner/Tenant Registration Form under Residential Forms & Documents. Complete the form and return it as soon as possible via email to frontdesk@socalenterprise.com. It is important for Management to be able to reach out to the homeowner by phone or email as well as to the resident.

GENERAL NOTICES, NEWSLETTERS & MEETING AGENDAS

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



The owner of a unit may be fined 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.

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.



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).

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NEXT EXECUTIVE & GENERAL SESSION MEETING

Date: Wednesday, July 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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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 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 on balconies or under stairs.



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.

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. You may have a violation or balance on your account that may have affected your pool privilege.



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