

VILLA LA VERNE

HOMEOWNERS ASSOCIATION

DECEMBER 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

In observance of Christmas & New Years
 So Cal Property will be closed as follows:

Friday, December 22nd
 Monday, December 25th
 Friday, December 29th
 Monday, January 1st



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:
\$370.00/Monthly Assessment starting 1/1/24 (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.

COMMUNITY INFORMATION

ANNUAL H.O.A. MEETING

Date: Wednesday, January 10, 2024

Time: 5:30 p.m.

Location: La Verne United Methodist Church
 3205 D Street, La Verne, CA 91750

NEXT EXECUTIVE & GENERAL SESSION MEETING

Date: Wednesday, January 24, 2024

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

Via Zoom: Dial-in: (669) 900-6833
 Meeting ID: 837 1482 2463, Passcode: 669728

Location: La Verne United Methodist Church
 3205 D Street, La Verne, CA 91750

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



****ASSESSMENT INCREASE****

OWNER ACTION REQUIRED

THE MONTHLY ASSESSMENT HAS INCREASED FROM \$365.00 TO
 \$370.00 PER MONTH EFFECTIVE JANUARY 1, 2024.

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.

PROJECTS 2023/2024

Villa La Verne Association hard at work with the following projects in the works for 2023/2024:

1. Winfield Pool Upgrade
2. Pepper Pool Renovation and Clubhouse
3. Monument Sign - Corner of N. White Ave. & College Lane
4. Stairs & Balcony



Laundry Room - Cost Increase

Effective January 1, 2024, the laundry machine rates will increase by .25¢ each.



BULLETIN



GENERAL NOTICES, NEWSLETTERS & MEETING AGENDAS

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

POOL CLOSURE (REMINDER)

Please be advised that the pool closed for the season on November 1, 2023 and will reopen May 1, 2024. During closing a lock and chain will be placed on the pool gate and pool FOB's will be deactivated.

NOTICE

**POOL CLOSED
FOR THE SEASON
TRESPASSERS WILL
BE PROSECUTED**

Online Bill Pay

Visit www.socalenterprise.com and click on "Make a Payment" to make a one time e-Payment, set-up Recurring e-Payments, sign up for e-Stmts and review your account activity. Payments processed through this website are posted based on Eastern Standard Time.

ATTENTION HOMEOWNERS!

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.



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).

VILLA LA VERNE HOMEOWNERS ASSOCIATION

November 2023



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

COMMUNITY INFORMATION

NEXT EXECUTIVE & GENERAL SESSION MEETING

Date: Wednesday, November 15, 2023

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

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



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Ray Moya	Member at Large	October 2023

THANKSGIVING HOLIDAY SCHEDULE

In observance of the Thanksgiving holiday, our office will be closed **Thursday, November 23rd & Friday, November 24th.**



Daylight Savings Time Reminder!

Sunday, November 5, 2023 is Daylight Savings

The clocks fall back causing a gain of one hour effective 2:00am.

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

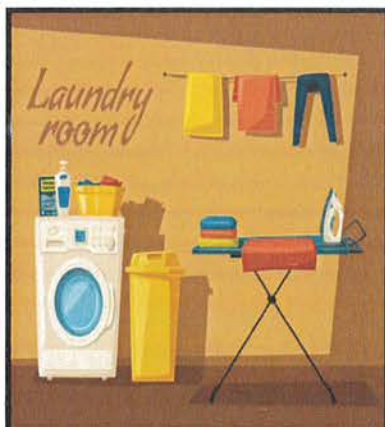


BULLETIN



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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.

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October 2023



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Date: Wednesday, October 25, 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

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Driving Safety Tips For 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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