

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

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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.



**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. 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.



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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!



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VILLA LA VERNE HOMEOWNERS ASSOCIATION



APRIL 2023



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VILLA LA VERNE

HOMEOWNERS ASSOCIATION



MARCH 2023



JULIE PORCHE, COMMUNITY MANAGER
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NEXT EXECUTIVE & GENERAL SESSION MEETING

Date: Wednesday, March 22, 2023
Time: 6:30 p.m. (General Session)
Location: La Verne Methodist Church
 3205 D Street
 La Verne, CA 91750



Board of Directors

Elizabeth "Liz" Hermosillo	President	October 2023
Susan Beall	Treasurer	October 2023
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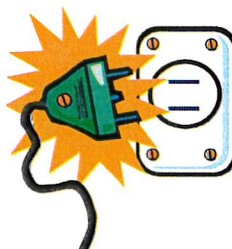
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ELECTRICITY



The electrical outlets located in the common area are not for private use. This includes the laundry room and garage outlets. Please use an extension cord from your own unit's electrical supply. A violation of this rule will result in an automatic fine of \$200.00.

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.



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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.

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VILLA LA VERNE HOMEOWNERS ASSOCIATION

♥HAPPY
Valentine's
DAY♥

FEBRUARY 2023



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Date: Wednesday, February 22, 2023

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

Zoom: Dial (669) 900-6833

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



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COMMUNITY INFORMATION

ASSESSMENT INCREASE

OWNER ACTION REQUIRED

**THE MONTHLY ASSESSMENT HAS INCREASED 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.

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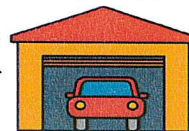
1. Winfield Pool Upgrade
2. Pepper Pool Renovation and Clubhouse
3. Parking Stalls - Front of Winfield Pool
4. Charging Station Install
5. Monument Sign - Corner of N. White Ave. & College Lane
6. Stairs & Balcony





The association has installed 2 new fire extinguisher cabinets and fire extinguishers on the buildings. One is installed at the front corner of the building and one is installed on the upstairs balcony area per the fire departments request. They are to only be used for emergencies. Anyone caught tampering with our damaging them will be fined along with all costs to repair and/or service them.

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!



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!

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.



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).



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.

VILLA LA VERNE HOMEOWNERS ASSOCIATION



JANUARY 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, 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:
\$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



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

PROJECTS 2022/2023

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works for 2022/2023:**

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****ASSESSMENT INCREASE****

OWNER ACTION REQUIRED

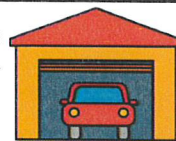
**THE MONTHLY ASSESSMENT WILL INCREASE FROM \$345.00 TO \$365.00 PER MONTH
EFFECTIVE JANUARY 1, 2023.**

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!



HOLIDAY DECORATION REMOVAL (REMINDER)

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.

HAVE YOU CHECKED YOUR SMOKE ALARMS RECENTLY?

- Test smoke alarms monthly
- Replace batteries every 6 to 12 months (with time change)
- Install new alarms every 10 years



Filters

Please remember to check and clean or change your HVAC filters on a monthly basis to help eliminate dust and condensation.

UTILITY SAVINGS

As the association pays for water, please take the time to repair any leaking faucets and toilets. Repairing these items will help keep association costs down. Running water, such as broken sprinklers, irrigation lines, laundry lines, hose bibs, etc. should be reported to management immediately. IF YOU SEE SOMETHING, SAY SOMETHING!



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