

VILLA LA VERNE HOMEOWNERS ASSOCIATION



2025



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

COMMUNITY INFORMATION



NEXT EXECUTIVE & GENERAL SESSION MEETING

Date: Wednesday, January 22, 2025
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



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

Tuesday, December 24th
Wednesday, December 25th
Tuesday, December 31st
Wednesday, January 1st

Coyote Sightings

Please note that it was reported that there have been several sightings of lone and packs of coyotes. Please be mindful when outdoors with pets and children.

Frontier

It has come to our attention that there has been unauthorized third-party sales agents contacting our community and providing incorrect information about the sales and support contacts at Frontier. Please contact our representative Kofi Bass 909-735-1251 Kofi.Bass@FTR.com for any questions regarding Frontier.

****ASSESSMENT INCREASE****

OWNER ACTION REQUIRED

THE MONTHLY ASSESSMENT HAS INCREASED FROM \$370.00 TO \$390.00 PER MONTH EFFECTIVE JANUARY 1, 2025.

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

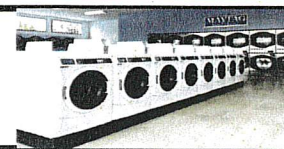
IF YOU ARE USING THE RECURRING ePAYMENT PROGRAM THROUGH SO CAL PROPERTY ENTERPRISES, OWNERS MUST UPDATE THE PAYMENT AMOUNT THROUGH OUR WEBSITE AFTER THE DECEMBER PAYMENT IS PROCESSED.

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

THE VILLA LA VERNE BOARD OF DIRECTORS REVIEWED THE RESERVE STUDY REPORT, WHICH RECOMMENDED A \$50.00 MONTHLY ASSESSMENT INCREASE FOR 2025. AFTER EVALUATING FACTORS SUCH AS A STRONG RESERVE BALANCE AND INVESTMENT PORTFOLIO, AS WELL AS RISING COSTS FOR UTILITIES, MAINTENANCE, AND COMMUNITY SERVICES, THE BOARD DECIDED ON A MODEST \$20.00 PER MONTH INCREASE PER UNIT. THIS ADJUSTMENT AIMS TO ADDRESS RISING EXPENSES AND FEDERAL MANDATES WHILE MAINTAINING FISCAL RESPONSIBILITY. THE BOARD WILL REASSESS DURING PREPARATIONS FOR 2026 TO DETERMINE IF THIS INCREASE WAS SUFFICIENT.

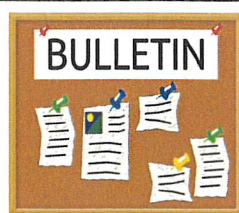
Washer and Dryer Increase

The new rate for washers and dryers will be \$2.00 each effective January 2025.

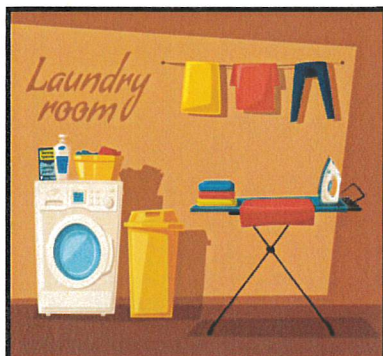


**GENERAL NOTICES, NEWSLETTERS &
MEETING AGENDAS**

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



The Pepper and Winfield Pools were closed for the season on November 1st.



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.

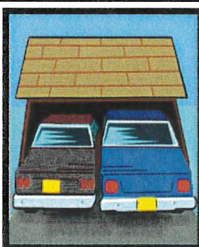
ATTENTION HOMEOWNERS!

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.



Garages are NOT to be used for:

- The storage of vehicles that are not driven
- Workshops
- Work out area
- The storage of items



The garages must allow room for 2 vehicles to be parked. The pedestrian garage door must be accessible to both residents to use & the pedestrian garage door lock must not be changed.

No Car Washing!

- ◇ **No washing cars or other vehicles in community areas**



- ◇ **Fines will be Assessed**



TRASH CANS STORED OUTSIDE OF THE GARAGE IS A VIOLATION & FINES WILL BE ASSESSED.

VILLA LA VERNE

HOMEOWNERS ASSOCIATION



February 2025



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Date: Wednesday, February 26, 2025
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

Community Concerns

- ⇒ Please do your part in keeping the area around your unit clean (garage & parking area too).
- ⇒ Check your bathrooms for possible leaks. If your waste, overflow or drain is loose or rusty, water can be leaking into below areas. If the caulking hasn't been replaced along the tub/shower or tile, it can also cause leaking into below areas. Each of these issues will result in repair costs that will be charged back to the owner of the unit with the leak issues.

Frontier

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Washer and Dryer Increase

The new rate for washers and dryers is \$2.00 each and effective now.



CONTACT US

- ◆ For fire, medical or police emergencies: **CALL 911**

- ◆ La Verne Police Department:
(909) 596-1913 (non-emergency)

- ◆ Assessment Payment Address: **\$390.00/Monthly Assessment Effective 1/1/25**

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, Residential Forms & Docs, see Villa La Verne HOA

- ◆ 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.

No Car Washing!

- ◆ No washing cars or other vehicles in community areas

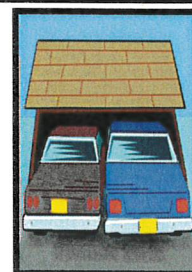
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Laundry room



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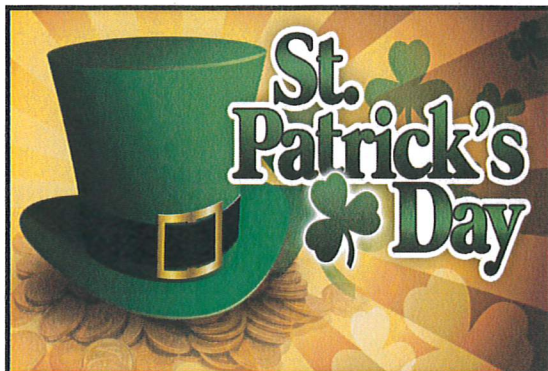
March 2025



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TRASH CANS STORED OUTSIDE OF THE GARAGE IS A VIOLATION & FINES WILL BE ASSESSED.

If we do not know who the trash can belongs to, the entire building will receive a letter stating each unit will be fined.
Please keep your community looking good.

Community Concerns

- ⇒ Please do your part in keeping the area around your unit clean (garage & parking area too).
- ⇒ Check your bathrooms for possible leaks. If your waste & overflow or drain is loose or rusty, water can be leaking into below areas. If the caulking hasn't been replaced along the tub/shower or tile, it can also cause leaking into below areas. Each of these issues will result in repair costs that will be charged back to the owner of the unit with the leak issues.

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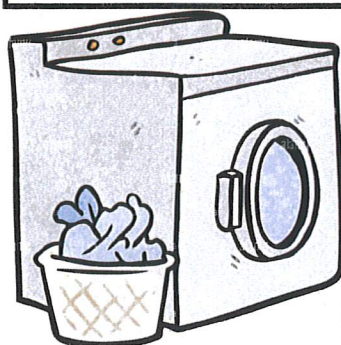
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Registration Information



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