

VILLA LA VERNE

HOMEOWNERS ASSOCIATION



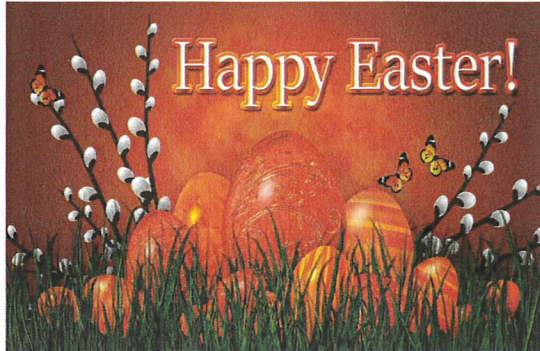
April 2025



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

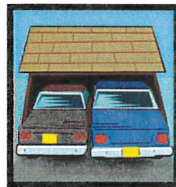
Date: Wednesday, April 23, 2025
Time: 6:30 PM (General Session)
Via Zoom: Dial-in: (669) 900-6833
Meeting ID: 837-1482-2463
Passcode: 669728
Location: La Verne United Methodist Church
3205 D Street, La Verne, CA 91750



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

The garages are common area, so know that they are inspected by Management, Board members and different vendors.

- ◇ We are looking for garages that are free of clutter with enough room that a (currently registered) vehicle can fit in the garage for parking. They are not to be used for storage.
- ◇ Please check your storage areas at least quarterly to make sure they have not sustained any damage from leaking water.
- ◇ It is not permitted to hang bikes from the ceiling of the garage.



DO NOT CHANGE THE LOCK ON THE PEDESTRIAN GARAGE DOOR.

Residents that change the lock will be billed back for the locksmith to change the lock back to the original lock. NO warning letters will be sent. We will call the locksmith immediately after it is discovered that the lock has been changed. Once the lock is changed, the vendor will provide 2 keys - one for each of the units that share that garage.

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

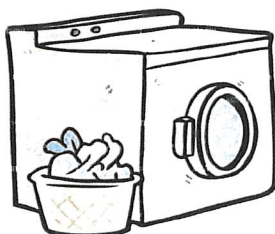
If we do not know who the trash can belongs to, the entire building will receive a letter stating each unit will be fined. Please keep your community looking good.

No Car Washing!

- ◇ **No washing cars or other vehicles in community areas.**
- ◇ **Fines will be Assessed**



Did you know that before you hire a vendor to do repairs in your home, they should have a City of La Verne license, pull permits for certain jobs & carry insurance?



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 others may use the machines.
- Please **DO NOT** remove the laundry room trash cans or add/replace them.
- **DO NOT** put items on or along side of the water heaters.



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 & Documents, 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 for at time of service and payable to Elite Pest Management.

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May 2025



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Date: Wednesday, May 28, 2025
Time: 6:30 PM (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



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Maintain your Units

Please do your part in keeping the area around your unit clean (garage & parking area too).

Have your HVAC checked at least annually.

Please do not flush any type of 'flushable wipes'.

Make sure your plumbing is checked for possible leaks or issues. Toilets that run continuously should be repaired to save water. The waste, overflow and drain in the bathtub can leak and cause damage/mold.

Understanding Bath Waste and Overflow

Bath waste and overflow are plumbing systems that ensure water stays at a predetermined level when your bathtub fills with water. Its primary function is to prevent water from overflowing from the tub and to drain it quickly. In addition, bath waste and overflow systems will prevent bacterial or fungal growth caused by stagnant water.

The bath waste and overflow system consists of two parts: an overflow and bath waste. The overflow is essentially a hole concealed with an overflow cover that allows water to drain downwards through a 90-degree elbow and a piece of pipe, preventing a bath from, you guessed it, overflowing. Bath waste is a drainage mechanism that connects to the household sanitary system. Another fitting joins the overflow and the bath waste system.



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Please keep your community looking good.

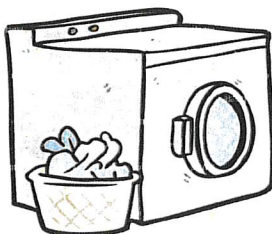
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Vendor Insurance

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COMMUNITY INFORMATION



NEXT EXECUTIVE & GENERAL SESSION MEETING

Date: Wednesday, June 25, 2025
Time: 6:30 PM (General Session)
Via Zoom: Dial-in: (669) 900-6833
Meeting ID: 837-1482-2463
Passcode: 669728
Location: La Verne United Methodist Church
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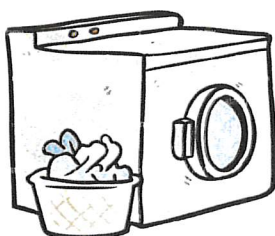
No Planting and/or Rock Rings

Please refrain from planting flowers and/or plants around the common area trees and/or landscape beds. When it comes to landscaping, it's essential to consider the health and well-being of the trees in the yard. While it may seem like a picturesque idea to plant flowers or create rock rings around trees, it can actually harm them in the long run.

Planting flowers or other plants around the base of trees can compete with the tree's roots for nutrients, water, and space. This competition can stress the tree, making it more susceptible to diseases, pests, and even death.

Vendor License

Before starting any project, whether you are having plumbing repaired or remodeling the interior of your unit, make sure you check with the City of La Verne for any needed permits and that your vendor has a City of La Verne License.



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