

# VILLA LA VERNE

## HOMEOWNERS ASSOCIATION



JULY 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



**So Cal Property will be closed on  
Friday, July 4th  
in observance of Independence Day**

### NEXT EXECUTIVE & GENERAL SESSION MEETING

**Date:** Wednesday, July 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 community manager at jp@socalenterprise.com**

### 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. The waste, overflow and drain in the bathtub can leak and cause damage/mold. Toilets that run continuously should be repaired to save water and money.

### Overfilled Trashcans

If you place your trash can out for pick up and the lid does not close due to overfilling, the trash company will not pick it up. Leaving it out for the next pick up is not an option and violation letters will be sent.

### Laundry Room Drain Cleaning

The Association will be having their annual laundry room drain cleaning service performed. Please watch for notification from our office providing the dates your laundry room will be serviced. This will mean you may be required to have your vehicle out of the garage. It is required that all stored items be kept in closets provided, not on the garage floor where a vehicle is to be parked.

### Community Plumbing Notice

- We want to bring to your attention some recent plumbing issues that have resulted in water intrusion in the garage storage closets. The areas potentially affected include:
  - ◇ The Storage closets above the trash containers
  - ◇ Personal storage units, where many of you keep your belongings
- As a precaution, please check both of your storage areas now and keep a close eye on them regularly moving forward.
- If you notice any water, dampness, or anything unusual, please email our Community Manager: JP@socalenterprise.com. Even if everything looks normal, we would greatly appreciate a quick message to confirm all is well.





# 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](mailto:frontdesk@socalenterprise.com)

- ♦ **Patrol Master (Security):** (714) 426-2526

- ♦ **Sanders Towing:** (909) 599-3178

- ♦ **HOA Rules & Regulations, Forms, etc.:** [www.socalenterprise.com](http://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.



# VILLA LA VERNE

## HOMEOWNERS ASSOCIATION



AUGUST 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, August 27, 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 community manager at [jp@socalenterprise.com](mailto:jp@socalenterprise.com)

### Maintain your Units

- ◆ Have your HVAC checked at least annually.
- ◆ Please do not flush any type of 'flushable wipes'.
- ◆ Please do not pour cooking oils/grease, old paint, grout or chemicals into toilets or sinks.
- ◆ Check each toilet for proper operation.
- ◆ Make sure your plumbing is checked for possible leaks or issues. The waste, overflow and drain in the bathtub can leak and cause damage/mold.

NO GREASE



### Large Item Pick Up

Waste Management provides up to four FREE large item pick-ups per year with up to four items per pick up per address. Please call our office for large item removal or email: [CS1@socalenterprise.com](mailto:CS1@socalenterprise.com) (please send photos or a list of your items for pickup.)

Bulk items must be placed where trash cans are left between the hours of 6:00am – 7:00pm. Items seen curbside during property inspections will be removed at the owner's expense. Depending on the amount of items, the cost will be \$100.00.



### Community Plumbing Notice

- We want to bring to your attention some recent plumbing issues that have resulted in water intrusion in the garage storage closets.
- The areas potentially affected include:
  - ◆ The storage closets above the trash containers
  - ◆ Personal storage units, where many of you keep your belongings
- As a precaution, please check both of your storage areas now and keep a close eye on them regularly moving forward.
- If you notice any water, dampness, or anything unusual, please email photos to the Community Manager: Julie Porche, [JP@socalenterprise.com](mailto:JP@socalenterprise.com).

### Tenant Registration

Please remember that all owners must register new renters. Tenant registration forms can be found by going to [www.socalenterprise.com](http://www.socalenterprise.com) then Residential Forms / Villa La Verne.







# 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](mailto:frontdesk@socalenterprise.com)

- ♦ **Patrol Master (Security):** (714) 426-2526

- ♦ **Sanders Towing:** (909) 599-3178

- ♦ **HOA Rules & Regulations, Forms, etc.:** [www.socalenterprise.com](http://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.



# 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



So Cal Property will be closed on  
**Monday, September 1st**  
in observance of Labor Day

### NEXT EXECUTIVE & GENERAL SESSION MEETING

**Date:** Wednesday, September 24th, 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 community manager at [jp@socalenterprise.com](mailto:jp@socalenterprise.com)

### Stairs:

Nothing can be stored under the stairs as this is against Fire Code.

### Trash Can Reminders:

Remember that your trash can may not be stored outside of your garage except on the day of pick up, which is Monday.



Do not overfill your trash can. Waste Management will not pick them up or the trash that falls out of the overfilled cans.

Your trash cans should have your unit number painted on the can. Please watch for community notices from our office for the dates that your trashcans will be scheduled for painting.

### Parking:

Please remember that the parking spaces in the alley are assigned to specific units. Your guests may not park in others assigned spaces.



### Electricity:

As a reminder the electricity in the community was not installed at a time that EV Chargers were used and washers & dryers were not inside the units. For that reason, neither are permitted.



### Please see chart below that shows the date and time that your laundry room will be closed for cleaning:

Knollwood - Monday, 9/29/25, 7am-4pm  
White - Tuesday, 9/30/25, 7am-4pm  
Pepper - Wednesday, 10/1/25, 7am-4pm  
Winfield - Thursday, 10/2/25, 7am-4pm  
Lomeli - Friday, 10/3/25, 7am-4pm  
Bolling - Monday, 10/6/25, 7am-4pm  
College - Monday, 10/6/25, 7am-4pm







# 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](mailto:frontdesk@socalenterprise.com)

♦ **Patrol Master (Security):** (714) 426-2526

♦ **Sanders Towing:** (909) 599-3178

♦ **HOA Rules & Regulations, Forms, etc.:** [www.socalenterprise.com](http://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.

♦ **PURCOR Pest Solutions:** (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 PURCOR Pest Solutions.