

# VILLA LA VERNE HOMEOWNERS ASSOCIATION

March 2024



**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, March 27, 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



## COMMUNITY INFORMATION

### Termite Inspection Notice



Elite Pest Management will be performing the annual termite inspection and treatment service at your home/community beginning **Monday February 26th through Friday March 8, 2024**. Arrival times for the inspection will take place between the hours of **9:00am-4:00pm daily**. This service will not require you to prepare or vacate, and will only take a short time to complete. The inspector will be looking for signs of Termites, Dry rot, and other wood related problems around the exterior of the building. We ask that you leave any gates unlocked so the inspector may have access to these areas for inspection and treatment. All exterior termite infestations will be treated at no charge.

If you are interested in an interior inspection the cost is \$50.00 per unit. Inspection fee will be applied to any interior work performed within 45 days of the inspection.

**For further questions or to book your appointment, please contact Elite Pest Management directly at 877-535-483.**

The Board thanks you for your cooperation!

### **\*\*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.

### **Stairs, Balcony and Railing Project:**

- o Construction has started on the stairs, balcony and railings project. As of now they are doing five units at a time starting with Pepper St. and working down the alley. Each unit should take 2-3 days and this will include concrete steps.
- o Management will give each homeowner 24 hr. notice to clear personal items from balcony and to remove cars from driveways during working hours Mon- Friday 8am-4pm.
- o The vendor will be using the laundry rooms for power, please allow them the room they need to get their work done.

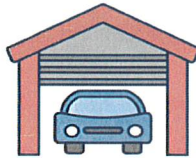
Please note, the vendors will use the restrooms at swimming pool areas, but know the pool is not open.





Did you know that before you hire a vendor to do repairs in your home, they should be permitted through the City of La Verne, have proper licensing, and carry insurance?

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



- o 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.
- o Please check your storage areas at least monthly to make sure they have not sustained any damage from leaking water.
- o It is not permitted to hang bikes from the ceiling of the garage.

**DO NOT CHANGE THE LOCK ON THE PEDESTRIAN GARAGE DOOR.**

Resident's 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 the garage.

**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](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), 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.



**Remember that your trash cans must be stored in the garage when it is not pick up day.**

**MONUMENT PROJECT UPDATE** - Villa La Verne is getting closer to a scheduled install date for the new monuments that will be on White Ave.



**There is a new Modification Request form on the internet at [socalenterprise.com](http://socalenterprise.com). Remember some items you would like to install may require permits from the city. All changes to the exterior of the buildings or inside the garages must be approved prior to installation.**



# VILLA LA VERNE HOMEOWNERS ASSOCIATION

 FEBRUARY 2024



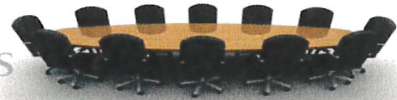
**JULIE PORCHE, COMMUNITY MANAGER**  
**SO CAL PROPERTY ENTERPRISES, INC.**  
 1855 Sampson Avenue • Corona, CA 92879

jp@socalenterprise.com  
 Phone: (951) 270-3700 • Fax: (951) 270-3709  
 www.socalenterprise.com

## NEXT EXECUTIVE & GENERAL SESSION MEETING

**Date:** Wednesday, February 28, 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](mailto: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



- ◆ 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](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), 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, back-  
yard or garage) and \$95.00 for Rats/Mice on the regular  
day of service. Roaches may be an additional charge. Addi-  
tional services are paid at time of service and payable to  
Elite Pest Management.

## COMMUNITY INFORMATION



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

## DECK REPAIR PROJECT STARTING

Please be advised Villa La Verne will be starting the railing and deck repair project. All residents/tenants must remove plants from balconies, move furniture away from the railings, and take holiday decorations down as soon as possible as the railings will be removed and decks will be repaired.

### **\*\*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.



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, not for storage. Thank you for your cooperation!



## GENERAL NOTICES, NEWSLETTERS & MEETING AGENDAS

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



## Online Bill Pay

Visit [www.socalenterprise.com](http://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](http://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](mailto: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



JANUARY 2024



**JULIE PORCHE, COMMUNITY MANAGER**  
SO CAL PROPERTY ENTERPRISES, INC.  
1855 Sampson Avenue • Corona, CA 92879

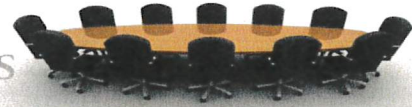
jp@socalenterprise.com  
Phone: (951) 270-3700 • Fax: (951) 270-3709  
www.socalenterprise.com

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

## 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

## 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](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), 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.

### 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](mailto: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.

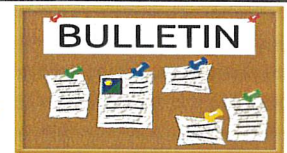


## HOLIDAY DECORATION REMOVAL (REMINDER)

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.

## GENERAL NOTICES, NEWSLETTERS & MEETING AGENDAS

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



## Online Bill Pay

Visit [www.socalenterprise.com](http://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](http://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](mailto: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).