

VILLA LA VERNE

HOMEOWNERS ASSOCIATION



2026



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 28, 2026

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



Holiday Decorations

Christmas lights and decorations placed on your unit may not be put up on the roofs or in the landscaping. 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 of the Rules & Regulations.

Any other decorations for major or other holidays may be displayed no sooner than two weeks before the holiday and must be removed within seven days after the holiday.

Decorations are only permitted on the door or windows of a home and **may not be installed in the common area.**

Laundry Room Cost Increase

Effective January 1, 2026, the laundry will increase from \$2.00 to \$2.25.



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

Thursday, December 25

Friday, December 26

Thursday, January 1



****ASSESSMENT INCREASE****

OWNER ACTION REQUIRED

THE MONTHLY ASSESSMENT HAS INCREASED FROM \$390.00 TO \$410.00 PER MONTH EFFECTIVE **JANUARY 1, 2026.**

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.



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



CONTACT US

♦ For fire, medical or police emergencies: **CALL 911**

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

♦ **Assessment Payment Address: \$410.00/Monthly Assessment Effective 1/1/26**

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 (Patrol):** (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.

♦ **PURCOR Pest Solutions:** (909) 420-9527

The cost for general interior service on the regular community service day is \$125.00; escrow inspections inside/outside are \$150.00, all payable at the time of inspection.

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February 2026



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COMMUNITY INFORMATION



NEXT EXECUTIVE & GENERAL SESSION MEETING

Date: Wednesday, February 25, 2026
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



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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

It is recommended that all units transition to internet/TV service that does not require a satellite dish. Spectrum has permission to provide information to residents. If interested, give Kofi Bass a call at (909) 735-1251 or email him at Kofi.Bass@FTR.com.

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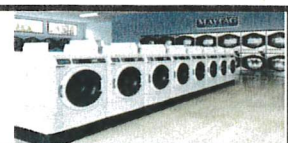
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Washer and Dryer Increase

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CONTACT US

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\$125.00; escrow inspections inside/outside are \$150.00, all payable at the time
of inspection.

No Car Washing!

◆ No washing cars or
other vehicles in
community areas

◆ **Fines will be Assessed**



NO CAR WASH

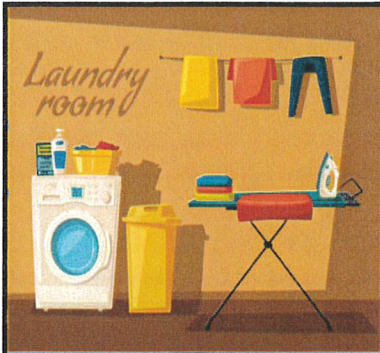
Garages are NOT to be used for:

- 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 and trash
cans. The pedestrian garage door
must be accessible to both residents
to use & the pedestrian garage door
lock must not be changed.**

Laundry
room



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 the machines.
- 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 the resident.



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