

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, October 22nd, 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

BBQ Storing:

BBQ's may not be stored in the garage (nor any flammable or combustible liquids).

Storage Flyers:

The flyers that were placed on your storage closets need to be filled out and sent to So Cal Property. You can email them to cs1@socalenterprise.com or mail them to 1855 Sampson Ave. Corona, CA 92879

Electricity:

As a reminder the electrical wiring 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.



Trash Can Reminders:

Remember 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 address numbers painted on the can. Please watch for community notices from our office for the dates your trash cans will be scheduled for painting.

Please see chart below that shows the date and time 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
 - ♦ 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.
 - ♦ PURCOR Pest Solutions: (877) 535-4833

Interior general service on the regular community service day is \$50 or \$90 per quarter which grants you any day available. Roach work starts at \$275 (kitchen only). Bathrooms and other rooms are \$95 each. Fleas/ticks are about the same price. Bedbugs price TBD at the time of the call. Interior rodent trapping starts at \$350 for 2 visits. Additional days are \$125 each day. Escrow inspections (inside/outside) are \$150 payable at the time of the inspection.

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November 2025

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

COMMUNITY INFORMATION

NEXT EXECUTIVE & GENERAL SESSION MEETING

Date: Wednesday, November 19, 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



No Car Washing!

- ◊ No washing cars or other vehicles in community areas
- ◊ Fines will be Assessed



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

Thursday, November 27

Friday, November 28

Thursday, December 25

Friday, December 26

Thursday, January 1

HVAC Servicing

Please have your HVAC unit serviced at least once per year. Over running the air conditioning and not having your unit serviced can shorten the unit life expectancy & can cause leaks which lead to slippery and dirty walkways.

Maintain your Units

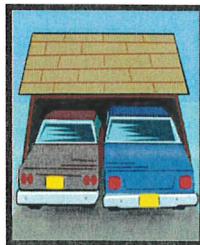
Please do regular maintenance to your unit. We are seeing leaks from tubs and showers. Leaking from these areas and plumbing issues can leak into other's units or garage storage areas. Any damage caused by a leak that is found to be from your unit will be charged back to your assessment account.



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.



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



CONTACT US

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- ♦ La Verne Police Department:
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- ♦ 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 (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: (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.

VILLA LA VERNE HOMEOWNERS ASSOCIATION



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

2025
DECEMBER

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Phone: (951) 270-3700 • Fax: (951) 270-3709
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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 and may be removed by the Homeowners Association at the owner's expense.

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. No Halloween structures, webbing or bales of hay, or similar items are permitted in the common area.



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

Thursday, November 27

Friday, November 28

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.



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- ◆ PURCOR Pest Solutions: (888) 583-9717

The cost for general service on the regular community service day is \$50.00; roach work starts at \$275 (kitchen only); rodent trapping starts at \$350; escrow inspections inside/ outside are \$150, all payable at the time of inspection.