

# VILLA LA VERNE

## HOMEOWNERS ASSOCIATION



DECEMBER 2018



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

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

### NOTICE OF ANNUAL MEETING

The next scheduled Annual meeting will be held:

- ♦ **Wednesday, January 21, 2019**
- ♦ **6:30 p.m.**
- ♦ **La Verne United Methodist Church**  
**3205 D Street, La Verne**

*All homeowners are welcome to attend, see you there!*

### Merry Christmas!

In observance of Christmas, our office will be closing at Noon on Monday, December 24th and we will be closed Tuesday, December 25th.



### VILLA LA VERNE BOARD OF DIRECTORS

Your Villa La Verne Board of Directors are as follows:

Liz Hermosillo — President	October 2020
Susan Beall — Treasurer	October 2020
Nanette Goforth — Secretary	October 2020
Suren Kapadia — Member at Large	October 2020
Susana Avendano—Member at Large	October 2021

### HOLIDAY DECORATIONS

We would like to remind all residents to please adhere to these guidelines for all exterior décor and holiday lighting.

- ♦ **THANKSGIVING:** Must be removed within 15 days after Thanksgiving day (by December 7).
- ♦ **CHRISTMAS/WINTER:** May be displayed one week before Thanksgiving through January 15, 2019.

*Homeowners are responsible for any damage caused by decorations.*

### BOARD MEMBERS

**DO NOT CONTACT BOARD MEMBERS BY PHONE OR EMAIL. ALL CONTACT SHOULD BE DIRECTLY TO MANAGEMENT.**

SO CAL PROPERTY ENTERPRISES, INC.  
1855 Sampson Ave., Corona, CA 92879

Manager: Lisa Chastain

Phone Number: 951-270-3700

For general inquiries email:

frontdesk@socalenterprise.com

Community issue or concerns:

lc@socalenterprise.com

THANK YOU!

### ONLINE SERVICES

The Association encourages all members to take advantage of our online services. You can now sign up for electronic statements and electronic payments to pay your monthly assessments as it provides numerous advantages to you, the association and the environment. For association owners, electronic statements and payments are very convenient. Once you've set up your account, you no longer have to worry about lost checks or late payments due to slow mail services. You can select the date each month your assessment is paid, and then you have peace of mind knowing your fees are paid on time. Not only does this save you time and postage, but it can also eliminate late fees, so take advantage and register online today!  
www.socalenterprise.com



## FINE POLICY

Please take a look at the fine policy for Villa La Verne HOA:

- First violation: Courtesy Letter
- Second violation: Hearing letter with proposed fine of \$100.00
- Third violation: \$200.00 per violation
- On going uncorrected violations: \$400.00 per violation
- Vandalism to common area: Subject to a fine of \$100.00 plus cost of repairs
- Automatic fine of \$200.00 for the following items:
  - \* Using association water
  - \* Using association electricity
  - \* Duping items in common area or alleys.

Please note all fines are subject to change upon notice.

Thank you!

## Please Be a Good Neighbor

It doesn't take much to remember that we have pets in our community. In fact, if you don't watch your step, your liable to step in one such reminder! Besides being unsightly and smelly, animal waste can be hazardous to the health of our children who play in the community and other pets. One of the most common forms of disease transmission between dogs is through fecal matter. When walking your dog in our community, remember that it should be leashed. Also, it is important to remember to immediately clean up after your pet. Take along a baggie with you to pick up waste with and then dispose of it properly. By taking a few simple steps to clean up after your pet, you can contribute not only to the beautification of our community, but also towards the elimination of one of the most irritating nuisances in our community. Thank you for your cooperation!

## PARKING

Per the community rules and regulations, all residents must follow the **following**:

- ♦ **DO NOT PARK VEHICLES IN THE ALLEYWAYS /FIRE LANES .VIOLATING VEHICLES WILL BE TOWED AWAY AT THE OWNERS EXPENSE .No warning will be issued.**
- ♦ Parking is limited garage and garage apron directly behind your garage space. Max of 2 vehicles.
- ♦ Absolutely NO VEHICLE REPAIR OR PAINTING is permitted in garages, driveways or in the common area.
- ♦ The maximum speed limit within the complex is 10 MPH
- ♦ **NO PARKING IN FRONT OF MAILBOXES FOR ANY PERIOD OF TIME. THIS IS A RED ZONE AND YOU WILL BE CITED OR TOWED AT OWNERS EXPENSE.**

Thank you!

## SUSPICIOUS ACTIVITY

To all residents: if you see or encounter any suspicious activity please contact the security company.

**Patrol Masters**  
**714-426-2526**

## LAUNDRY ROOM REMINDER:

Please do not leave your laundry soap, softener, or other cleaning materials on top of the washer and dryer. This is considered a fire hazard and the homeowner will be liable for any damages.

Also, make sure laundry room doors are kept closed at all times and be sure to clean out the dryer vents each time the dryer is used. To report any issues with washer/dryer please contact CSC.

**CSC Service Works**

**Phone Number: 844-272-9675**

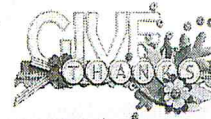
**PLEASE NOTE:  
UNITS ARE NOT TO  
BE RENTED AS AIR  
BNB'S OR ANY  
OTHER HOTEL  
PURPOSES.**



# VILLA LA VERNE

## HOMEOWNERS ASSOCIATION

NOVEMBER 2018



LISA CHASTAIN, COMMUNITY MANAGER  
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### NOTICE OF ANNUAL MEETING

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- ♦ **Wednesday, November 28, 2018**
- ♦ **6:30 p.m.**
- ♦ **La Verne United Methodist Church**  
**3205 D Street, La Verne**

*All homeowners are welcome to attend, see you there!*

### VILLA LA VERNE BOARD OF DIRECTORS

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Liz Hermosillo — President	October 2020
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Nanette Goforth — Secretary	October 2018
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For general inquiries email:  
frontdesk@socalenterprise.com

Community issue or concerns:

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**THANK YOU!**

### Happy Thanksgiving

In observance of the Thanksgiving holiday, **our office will be closed Thursday, November 22 and Friday November 23.**



### HOLIDAY DECORATIONS

*We would like to remind all residents to please adhere to these guidelines for all exterior décor and holiday lighting.*

- ♦ **HALLOWEEN:** Must be removed by November 16.
- ♦ **THANKSGIVING:** Must be removed within 15 days after Thanksgiving day (by December 7).
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- ◆ Absolutely NO VEHICLE REPAIR OR PAINTING is permitted in garages, driveways or in the common area.
- ◆ The maximum speed limit within the complex is 10 MPH
- ◆ **NO PARKING IN FRONT OF MAILBOXES FOR ANY PERIOD OF TIME. THIS IS A RED ZONE AND YOU WILL BE CITED OR TOWED AT OWNERS EXPENSE.**

Thank you!

## SUSPICIOUS ACTIVITY

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**Patrol Masters**  
**714-426-2526**

## LAUNDRY ROOM REMINDER:

Please do not leave your laundry soap, softener, or other cleaning materials on top of the washer and dryer. This is considered a fire hazard and the homeowner will be liable for any damages.

Also, make sure laundry room doors are kept closed at all times and be sure to clean out the dryer vents each time the dryer is used. To report any issues with washer/dryer please contact CSC.

**CSC Service Works**  
**Phone Number: 844-272-9675**

## BALCONIES

*Per the rules & regulations please DO NOT hang plants on balcony railings. Also, only 2 potted plants per home are allowed.*

*2nd floor: Please DO NOT sweep or wash down balconies onto 1st floor units.*



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# VILLA LA VERNE

## HOMEOWNERS ASSOCIATION



OCTOBER 2018



LISA CHASTAIN, COMMUNITY MANAGER  
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- ♦ **Wednesday, October 25, 2017**
- ♦ **6:30 p.m.**
- ♦ **La Verne United Methodist Church**  
**3205 D Street, La Verne**

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### SO CAL PROPERTY HOLIDAY SCHEDULE

Our office will be closed to observe the upcoming holidays:

- \* **Closed Thursday, November 22nd and Friday, November 23rd**
- \* **Close at noon on Monday, December 24th and closed Tuesday, December 25th**
- \* **Close at noon on Monday December 31st and closed Tuesday, January 1, 2019**

Our 24-hour call center will remain in service for emergency calls. *We wish everyone a very happy holiday season!*



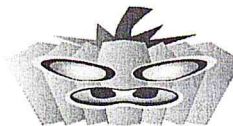
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### A/C UNITS

Please make sure you are changing the filters to your A/C units to prevent leaking and dripping of water into the common areas.

Thank you for your cooperation!

### BALCONIES

*Per the rules & regulations please DO NOT hang plants on balcony railings. Also, only 2 potted plants per home are allowed.*

*2nd floor: Please DO NOT sweep or wash down balconies onto 1st floor units.*



# VILLA LA VERNE

## HOMEOWNERS ASSOCIATION



SEPTEMBER 2018



LISA CHASTAIN , COMMUNITY MANAGER  
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Phone: (951) 270-3700 • Fax: (951) 270-3709  
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### NEXT SCHEDULED MEETING

The next regular meeting will be held:

- ♦ **Wednesday, September 26, 2018**
- ♦ **6:30 p.m.**
- ♦ **La Verne United Methodist Church**  
**3205 D St., La Verne, CA**

*All homeowners are welcome to attend, see you there!*

### VILLA LA VERNE BOARD OF DIRECTORS

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***So Cal Property Enterprises,  
Inc.***

***will be closed on  
Monday, September 3,  
in observance of  
Labor Day.***

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# VILLA LA VERNE

## HOMEOWNERS ASSOCIATION

AUGUST 2018



LISA CHASTAIN, COMMUNITY MANAGER  
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### NEXT SCHEDULED MEETING

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- ♦ **Wednesday, August 22, 2018**
- ♦ **6:30 p.m.**
- ♦ **La Verne United Methodist Church**  
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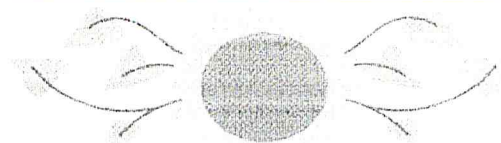
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balconies onto 1st floor  
units.*

### BEE'S

Summer time is here and so are the bee's. If you encounter bee's please contact the BEE removers @ 909-626-2929.

*Thank you!*



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### LAUNDRY ROOM REMINDER:

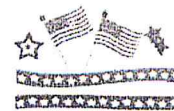
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# VILLA LA VERNE

## HOMEOWNERS ASSOCIATION

JULY 2018



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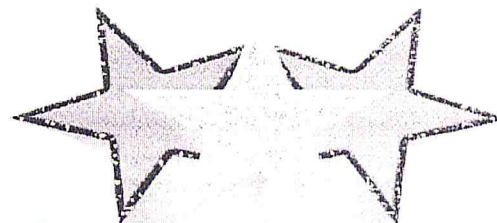
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### POOL RULES

Summer is here! Please take a minute to review the pool rules and get ready for swimming. You can obtain a copy from our website at [www.socalenterprise.com](http://www.socalenterprise.com) click on "Residential Forms and Documents" then choose your association. Please note, If your home is rented, you should provide the pool and community rules to your tenants and/or guest.

Thank you!



## Happy 4th of July

*So Cal Property Enterprises, Inc.  
will be closed on  
Wednesday, July 4th,  
in observance of  
Independence Day.*

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Susana Avendano—Member at Large	October 2019

### POOL RULES

Summer is here! Please take a minute to review the pool rules and get ready for swimming. You can obtain a copy from our website at [www.socalenterprise.com](http://www.socalenterprise.com) click on "Residential Forms and Documents" then choose your association. Please note, If your home is rented, you should provide the pool and community rules to your tenants and/or guest.

Thank you!

hello  
SUMMER

### FINE POLICY

Please take a look at the fine policy for Villa La Verne HOA:

- First violation: Courtesy Letter
- Second violation: Hearing letter with proposed fine of \$100.00
- Third violation: \$200.00 per violation
- On going uncorrected violations: \$400.00 per violation
- Vandalism to common area: Subject to a fine of \$100.00 plus cost of repairs
- Automatic fine of \$200.00 for the following items:
  - \* Using association water
  - \* Using association electricity
  - \* Duping items in common area or alleys.

Please note all fines are subject to change upon notice.

Thank you!

### BULK ITEMS

To schedule a bulk item pick up please contact Waste Management @ 909-599-1274. Please note there will be a \$200 fine if you are found leaving large items in the common area for disposal.



# VILLA LA VERNE

## HOMEOWNERS ASSOCIATION



MAY 2018



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

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

### NEXT SCHEDULED MEETING

The next regular meeting will be held:

- ♦ Wednesday, May 23, 2018
- ♦ 6:30 p.m.
- ♦ La Verne United Methodist Church  
3205 D St., La Verne, CA

*All homeowners are welcome to attend, see you there!*



*So Cal Property Enterprises, Inc.  
will be closed on  
Monday, May 28th,  
in observance of  
Memorial Day.*

### VILLA LA VERNE BOARD OF DIRECTORS

Your Villa La Verne Board of Directors are as follows:

Liz Hermosillo — President	October 2020
Susan Beall — Treasurer	October 2020
Nanette Goforth — Secretary	October 2018
Suren Kapadia — Member at Large	October 2018
Susana Avendano—Member at Large	October 2019

### COMMUNITY RULES FOR PATIO/BALCONY FURNITURE & BBQ'S

This is a reminder that per the Association's Rules and Regulations, patio furniture must be lightweight, small and in good condition. Neutral or muted colors are preferred.

#### ♦ Front Units:

Front units are the focal point of the community. BBQ's are permitted but **MUST** be kept on the side apron. Patio chairs **MUST** be stored when not in use. Landscaping of these units are maintained and replenished by the HOA.

#### ♦ Side Units:

BBQ's are permitted but must be kept on the side of the unit or in the garage. 2 potted plants, no larger than 10 inches in diameter, two feet in height, and less than 5lbs are permitted. 2 patio chairs are allowed as well.

#### ♦ Balcony Units:

Everything listed under Side Units are permitted, except for a BBQ. Balcony BBQ's can only be used on the side of the building and must be stored either on the side of the building or in the garage.

Only one (1) BBQ per unit is allowed. Fire safety prohibits BBQ's on balconies or under stairs.

### FINE POLICY

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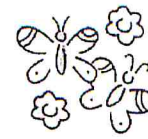
### POOL

**REMINDER:** Please note that the pool will be open starting May 1, 2018.



# VILLA LA VERNE

## HOMEOWNERS ASSOCIATION



APRIL 2018



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

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

### NEXT SCHEDULED MEETING

The next regular meeting will be held:

- ♦ **Wednesday, April 25, 2018**
- ♦ **6:30 p.m.**
- ♦ **La Verne United Methodist Church**  
**3205 D St., La Verne, CA**

*All homeowners are welcome to attend, see you there!*

### VILLA LA VERNE BOARD OF DIRECTORS

Your Villa La Verne Board of Directors are as follows:

Liz Hermosillo — President	October 2020
Susan Beall — Treasurer	October 2020
Nanette Goforth — Secretary	October 2018
Suren Kapadia — Member at Large	October 2018
Susana Avendano—Member at Large	October 2019

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### FINE POLICY

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  - \* Duping items in common area or alleys.

Please note all fines are subject to change upon notice.

Thank you!

### VILLA LA VERNE WEBSITE

**REMINDER:** Please note that Villa La Verne has their own website where you can find any updates or current/previous newsletters. The website is [www.vlvhoa.weebly.com](http://www.vlvhoa.weebly.com)



# VILLA LA VERNE

## HOMEOWNERS ASSOCIATION

MARCH 2018



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

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

### NEXT SCHEDULED MEETING

The next regular meeting will be held:

- ♦ **Wednesday, March 28, 2018**
- ♦ **6:30 p.m.**
- ♦ **La Verne United Methodist Church**  
**3205 D St., La Verne, CA**

*All homeowners are welcome to attend, see you there!*

### VILLA LA VERNE BOARD OF DIRECTORS

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Liz Hermosillo — President	October 2020
Susan Beall — Treasurer	October 2020
Nanette Goforth — Secretary	October 2018
Suren Kapadia — Member at Large	October 2018
Susana Avendano—Member at Large	October 2019

### MAIL

*It has been brought to our attention that there is a lot of noise while picking up mail as well as trash being left behind. We would like to remind you to please be courteous and keep the noise down while getting your mail. Also be advised that their will be a possible fine if dumping mail material on the ground.*

*Thank you for your cooperation!*

### PLUMBING ISSUES

We would like to remind all residents to please avoid putting egg shells, coffee grinds or grease down the drains. This will prevent you from continuous plumbing issues.

Thank you!



### PARKING RULES

Per the community rules and regulations, all residents must follow the **following**:

- ♦ **DO NOT PARK VEHICLES IN THE ALLEYS /FIRE LANES .VIOLATING VEHICLES WILL BE TOWED AWAY AT THE OWNERS EXPENSE .No warning will be issued.**
- ♦ Parking is limited garage and garage apron directly behind your garage space. Max of 2 vehicles.
- ♦ Absolutely **NO VEHICLE REPAIR OR PAINTING** is permitted in garages, driveways or in the common area.
- ♦ The maximum speed limit within the complex is 10 MPH

Thank you!

### RENTAL UNITS

This newsletter contains important information regarding the community. If your home is rented, please share this information and all rules with your tenant(s).

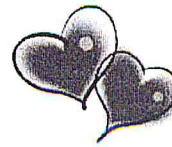
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# VILLA LA VERNE

## HOMEOWNERS ASSOCIATION



FEBRUARY 2018



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

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

### NEXT SCHEDULED MEETING

The next regular meeting will be held:

- ♦ Wednesday, February 28, 2018
- ♦ 6:30 p.m.
- ♦ La Verne United Methodist Church  
3205 D St., La Verne, CA

*All homeowners are welcome to attend, see you there!*

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Liz Hermosillo — President	October 2020
Susan Beall — Treasurer	October 2020
Nanette Goforth — Secretary	October 2018
Suren Kapadia — Member at Large	October 2018
Susana Avendano—Member at Large	October 2019

### PARKING RULES

Per the community rules and regulations, all residents must follow the following:

- ♦ DO NOT PARK VEHICLES IN THE ALLEYWAYS /FIRE LANES .VIOLATING VEHICLES WILL BE TOWED AWAY AT THE OWNERS EXPENSE .No warning will be issued.
- ♦ Parking is limited garage and garage apron directly behind your garage space. Max of 2 vehicles.
- ♦ Absolutely NO VEHICLE REPAIR OR PAINTING is permitted in garages, driveways or in the common area.
- ♦ The maximum speed limit within the complex is 10 MPH

Thank you!



### MAIL

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*Thank you for your cooperation!*

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### RENTAL UNITS

This newsletter contains important information regarding the community. If your home is rented, please share this information and all rules with your tenant(s).

### After Hours Emergencies

If you observe common area maintenance items in need of immediate attention after regular business hours, on a weekend or holiday, there is an emergency service available to attend to such matters. Please call our office number (951)270-3700 and select option 8 and hold on the line while you are transferred to an on-call center. The on-call center will take your information and contact the on-call representative for So Cal Property and relay the information. Should you have any life-threatening emergencies or witness any suspicious activities, please always dial 911.



# VILLA LA VERNE

## HOMEOWNERS ASSOCIATION

2018

JANUARY 2018



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

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

### NEXT SCHEDULED MEETING

The next regular meeting will be held:

- ♦ Wednesday, January 24, 2018
- ♦ 6:30 p.m.
- ♦ La Verne United Methodist Church  
3205 D St., La Verne, CA

*All homeowners are welcome to attend, see you there!*

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HAPPY NEW YEAR

In observance of New Year's, our office will be closing at Noon on Friday December 29th and we will be closed Monday, January 1st 2018.

Thank you!

### HOLIDAY DECORATIONS

To avoid violations, please remove all exterior winter holiday décor and lighting by: **January 5th.**

### MAIL

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