

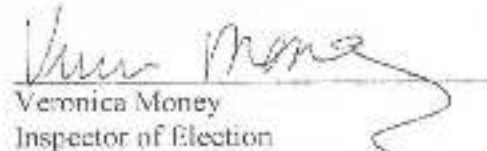
VILLA LAVERNE HOMEOWNERS ASSOCIATION

REPORT OF INSPECTORS OF ELECTION ELECTION OF DIRECTORS ADJOURNED ANNUAL MEETING RESULTS

I, Veronica Money, the duly appointed Inspector of Election at the second attempt at the Annual Meeting of Villa Laverne Homeowners Association, a California, nonprofit, held on November 4, 2019 do hereby report as follows:

- The total units in the 300.
- The number of members in good standing and entitled to vote at the Annual Meeting was 290.
- In accordance with the Bylaws, I determined that a quorum of 153 (51%) was not reached either by presence in person or by absentee ballot.
- I received 86 ballot return envelopes.
- The Board made a business decision to continue with the current Board until the next Annual Election since the election was uncontested.

I hereby certify and declare under penalty of perjury, that I have conducted the election/vote with fairness to all Members; I have performed my duties impartially, in good faith, to the best of my abilities and as expeditiously as possible, and that the count of ballots and the information contained in this report and certificate is accurate in all respects to the best of my knowledge.


Veronica Money
Inspector of Election

VILLA LA VERNE

HOMEOWNERS ASSOCIATION

NOVEMBER 2019



VERONICA MONEY, CMCA®, AMS®
SO CAL PROPERTY ENTERPRISES, INC.
1855 Sampson Avenue • Corona, CA 92879

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

NEXT SCHEDULED MEETING

The next regular meeting is scheduled to be held:

- **Wednesday, November 27, 2019**
- **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 Harnosillo — President	October 2020
Susan Beal — Treasurer	October 2020
Nanette Gofarth — Secretary	October 2021
Suren Kapadia — Member at Large	October 2021
Susana Avardanis — Member at Large	October 2019

LAUNDRY ROOMS

Many residents in the community have expressed problems with the laundry rooms. Specifically, clothes being left in machines. Management is not onsite on a daily basis and is not aware of problems until notified. Please remember that you share laundry facilities with 3 other tenants/residents in the building so please be courteous of your neighbors. Please remove clothes promptly. Should you see any problems in the laundry room, such as unclean or standing water, please notify management immediately so that this issue can be rectified immediately.

STORAGE CLOSETS

There have been many reports of leaks in storage closets resorting in mold remediation. Please check the storage closets in the garage for any plumbing problems and/or termite damage and notify management immediately if there are any issues. REMEMBER: Management does not enter your storage closet and is not aware of any issues.

Happy Thanksgiving

In observance of the Thanksgiving holiday, our office will be closed **Thursday, November 28th and Friday November 29th.**



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 15.
- **THANKSGIVING:** Must be removed within 15 days after Thanksgiving day (by December 13).
- **CHRISTMAS/WINTER:** May be displayed one week before Thanksgiving through January 15, 2020.

Homeowners are responsible for any damage caused by decorations.

POOL CLOSURE

Please be advised that the pool will be closed starting **11/1/2019 thru 5/1/2020**

VISIT OUR WEBSITE!

We welcome and encourage all residents to visit our website at **www.socalenterprise.com** if you click on "**Residential Forms & Documents**" under Villa La Verne you will find all the documents/forms we offer to you for free!

VILLA LA VERNE

HOMEOWNERS ASSOCIATION



OCTOBER 2019



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

NOTICE OF ANNUAL MEETING

**** BALLOTS DUE OCTOBER 23RD ****

The Annual Meeting will be held:

- **Wednesday, October 23, 2019**
- **6:30 p.m.**
- **La Verne United Methodist Church**
3205 D Street, La Verne

Please remember to mail your ballot to the Inspector of Elections, or bring your ballot to the Annual Meeting.

If you choose not to vote, please submit a blank ballot so it can count towards a quorum. Additional elections cost the association money that could be better spent elsewhere in the community.

THANK YOU AND PLEASE VOTE!

VILLA LA VERNE BOARD OF DIRECTORS

Your Villa La Verne Board of Directors are as follows:

Liz Hermosillo — President	October 2020
Susan Reed — Treasurer	October 2020
Nanette Goforth — Secretary	October 2021
Susan Kapadia — Member at Large	October 2021
Susana Avondano — Member at Large	October 2019

HOLIDAY DECORATIONS

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

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- **CHRISTMAS/WINTER:** May be displayed one week before Thanksgiving through January 15, 2020.

Homeowners are responsible for any damage caused by decorations.



POOL RULES

If you plan to use the pool, please take a minute to review pool rules.

We would like to remind everyone that after enjoying the swimming pool you please clean after yourself and your guest. As a reminder please take a look at the following:

- The swimming hours are from 9:00 AM to 9:00 PM. NO LIFEGUARD IS ON DUTY. SWIM AT YOUR OWN RISK. Swimming alone is not recommended. NO CHILDREN UNDER 14 YEARS ARE ALLOWED IN THE POOL AREA without adult supervision by a resident owner/registered tenant who is of 18 years of age or older (per the Los Angeles County Department of Health).
- No eating or drinking in the swimming pool. The use of glassware and bottles of any kind in or around the pool area is prohibited. Please use unbreakable plastic, foam, paper or metal containers in the areas. "Cookouts" and/or BBQ's are not permitted in the pool area. NO ALCOHOLIC BEVERAGES ALLOWED. All trash must be removed or properly disposed of before leaving the facilities.
- No cut-offs or street clothing in the pool. **SWIMSUITS ARE REQUIRED.** Any person including infants who does not have control over bladder or other bodily functions should use an appropriate swim diaper.

For a full copy of the rules and regulations you can visit our website at www.socalenterprise.com

POOL AREA REMINDERS

It has been reported that Pool furniture is being moved and used as play toys. Furniture is to be used properly. Pictures can be taken for inappropriate use and emailed to management company for inappropriate and nuisance behaviors and will be strictly enforced.

Parents, please ensure all residents in your home are aware of these rules.

PIONEER DOOR INC.

THE GARAGE DOOR SPECIALIST

To All Residence at Villa La Verne,

We have chosen the dates that are available with the man power needed to complete the inspections/maintenance in a timely manner. We have the following dates held along with a color coded map so that everyone can be prepared for us.

Saturday Sept 7th

Tuesday Sept 10th

Thurs Sept 12th

Technicians will arrive onsite at 8:00 am and start at one end and work their way down until complete. The things we would need from the homeowner/tenants would be...

1. We will need all transmitters (remotes) on site to inspect and make sure they are programmed correctly and still work before we leave.
2. If you cannot be onsite to hand us the transmitters, please leave them hanging from the red rope that is attached to the opener and will return them to the same location. These are shared garages so we will need unit's transmitters.
3. All cars removed from the garage so we can maintenance properly.
4. we have the key to get in the side door, but if the lock has been changed for some reason we need the door left unlocked for us to enter (in the past we had a couple locks changed and unable to get in).
5. Vehicles that may need to be programmed to the Homelink need to be onsite. If a vehicle cannot be onsite the instructions on how to program the Homelink will be in the owner's manual of the vehicle.

A complete inspection and maintenance will include checking all components of the garage door and garage door opener (motor).

We will not require a deposit for this job as the HOA will be taking care of the maintenance costs. If you would like new transmitters (remotes) that is the responsibility of the tenant/home owner. You can pay the technician directly that day. Transmitters will be a flat rate of \$40 that day (regular price is \$41.95 plus tax). We take all forms of payment cash/check/credit cards.

Thank you so much and we look forward to taking care of your garage door needs!

Kim Hill
Pioneer Door Inc.
626/339-9009

81100 9/11/19
 81101 9/11/19
 81102 9/11/19



VILLA LA VERNE

LOMELI LANE

BOLLING AVE

WINFIELD AVE

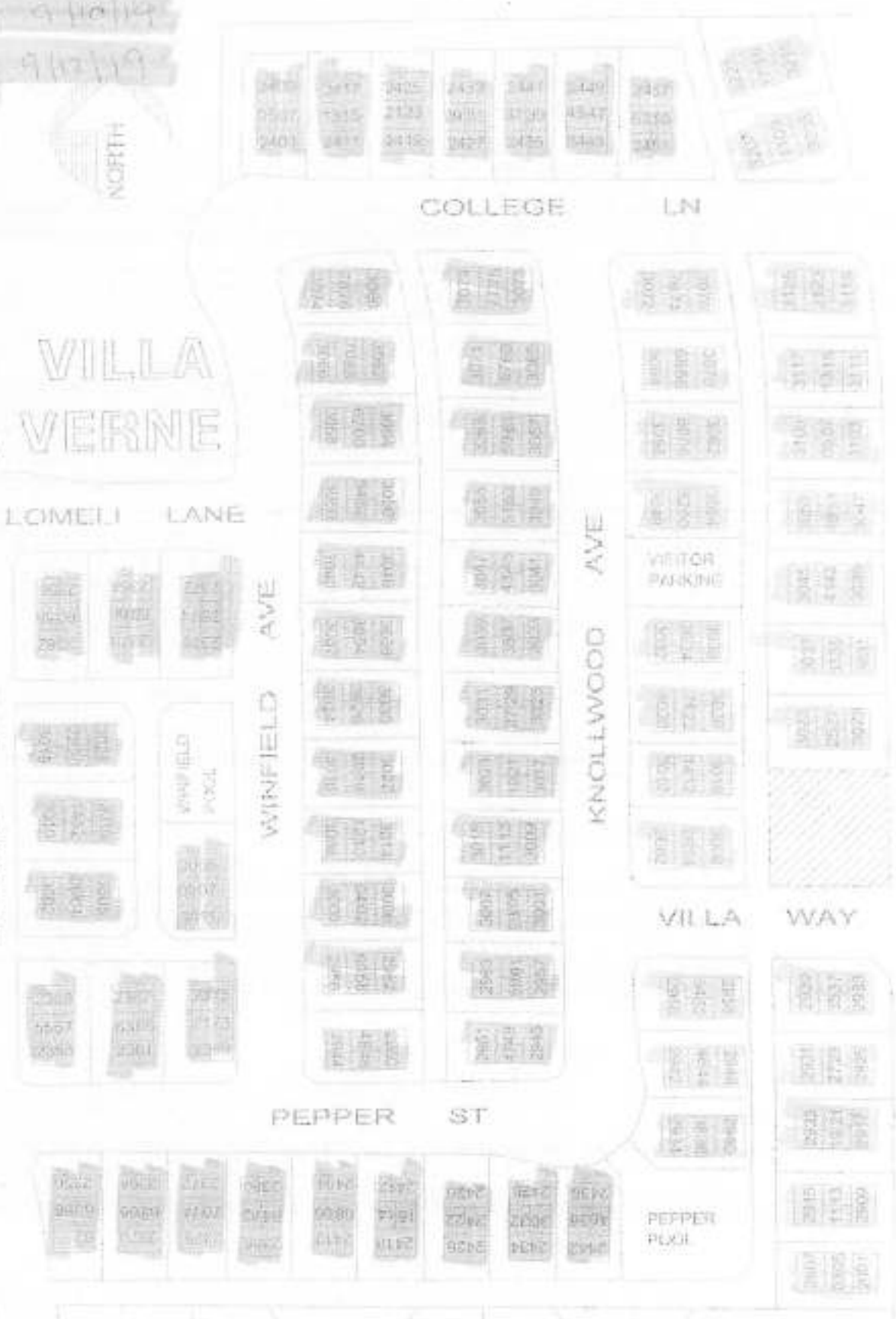
PEPPER ST

COLLEGE LN

KNOLLWOOD AVE

VILLA WAY

WHITE AVE





NEW INSURANCE AGENT FOR LA VERNE HOA:

Lake Insurance is now your contact for the HOA insurance. Whenever you need a certificate for a finance company Lake will gladly assist you with acquiring a certificate.

CERTIFICATE REQUESTS:

stacy@lakeins.com

WHAT THE HOA INSURANCE COVERS:

The HOA fire and liability insurance covers only the HOA owned part of the building, HOA contents, pool, outdoor fixtures, retaining wall, permanently attached equipment and more. Earthquake is excluded. If you would like earthquake coverage you can get it for your contents and interior walls only through a personal policy.

WHAT TYPE OF INSURANCE WE CAN PROVIDE YOU:

Coverage on the HOA policy does not include your own personal contents and personal liability. You need to buy that protection for yourself. Keep in mind that the HOA has a \$5,000 deductible therefore any claim under \$5,000 the HOA will not cover. You can buy coverage to protect you from that void. Lake Insurance will be happy to help you understand what coverage you need.

GET A NO OBLIGATION QUOTE FOR YOUR OWN PERSONAL PROTECTION TODAY!

Please call Lake Insurance and ask for the personal lines department.
Let them know Patty Referred you and that Lake insures Villa La Verne HOA:
714-263-3600

HOA COVERAGE QUESTIONS:

Patty Allinson
714-263-3600
pallinson@lakeins.com



Your Mercury Insurance Quote

You made a smart decision when you chose to consider Mercury to be your insurance provider. We offer competitive rates, first class service and outstanding benefits.



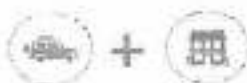
Homeowners Insurance

\$345.15

Total for 12 months (not including multi-policy discount)

Save even more when you bundle!

Did you know we also offer auto insurance? And here's the best part...when you bundle your homeowners with your auto policy, you'll get an additional discount off the homeowners policy.



Save an additional

\$32.00

off your homeowners policy by adding a Mercury auto policy
Mercury auto policies come with additional savings not shown here.

You'll love how much money you save when you choose Mercury and you'll love the benefits even more because Mercury offers best-in-class service. Here are just a few of the reasons why millions of people just like you have chosen Mercury:

- More than 9 out of 10 choose to renew with Mercury
- 24/7 claims reporting
- Repairs guaranteed for life*

Don't wait to lock in these great rates and service - speak to your agent now!

LAKE INSURANCE AGENCY INC
(714) 544-5003

Quote Number: HQ0011265893

*Repairs guaranteed for as long as you own your vehicle when repairs are completed at a Mercury authorized direct repair facility.

Homeowners Quote Summary



Quote Number: HQ0011265293

Effective Date: 08/01/2019

Date Prepared: 07/25/2019

California Automobile Insurance Company

This proposal is for your information only and is subject to the company's review and approval. This is not an insurance policy or binder.

Prepared For:
SAMPLE SAMPLE
Knollwood Avenue
La Verne, CA 91750

Prepared By:
LAKE INSURANCE AGENCY INC
653 SOUTH B ST STE 200
TUSTIN, CA 92780
(714) 544-5503
License Number:

PROPERTY ADDRESS: Knollwood Avenue La Verne, CA, 91750			
Quote Type:	Gold	Policy Form:	Condominium (HO6)
Primary/Secondary/Seasonal:	Primary	Policy Term:	Annual
Year Built:	1973	Residence Type:	Condominium
Protection Class:	3	Square Footage:	
Construction Type:	Stucco on Frame	Roof Type:	Asphalt or Fiberglass Composite

SECTION I DEDUCTIBLES	
All Other Perils	\$500

MANDATORY COVERAGES		
Coverage	Limit	Premium
Coverage A - Dwelling	\$25,000	\$339.00
Coverage C - Personal Property	\$25,000	Included
Coverage D - Loss Of Use	\$12,500	Included
Coverage E - Personal Liability	\$100,000	Included
Coverage F - Medical Payments	\$1,000	Included

OPTIONAL COVERAGES		
Coverage	Limit	Premium
Water Backup and Sump Discharge or Overflow	\$7,500	Included
Personal Property Replacement Cost	Applies	Included
Credit Card, EFT Card, Forgery, Etc	\$1,000	Included
Business Property Increased Limits On Premises/Off Premises	\$5,000 / \$1,500	Included
Loss Assessment Coverage - Residence Premises	\$5,000	\$6.00
Special Limits of Liability		
Jewelry and Furs	\$1,500	Included
Money, Coins	\$200	Included
Securities, Stamps	\$1,500	Included
Silverware	\$2,500	Included
Flammable	\$2,500	Included
Electronic Apparatus in/on vehicle	\$1,500	Included
Tapes, records, discs or other media in/on vehicle	\$250	Included
Home Computers	\$5,000	Included
Limited Fungi, Other Microbes or Rot (Section I)	\$5,000 per policy period	Included
Workers' Compensation Residence Employees	\$100,000 Each Accident \$500,000 Bodily Injury by Disease	Included

Seismic Safety Fee:	\$0.15
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TOTAL POLICY PREMIUM:	\$345.15
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Homeowners Quote Summary



DISCOUNTS		
Policy Discounts:	Theft Protective Devices:	Fire Protective Devices:
Loss Free	Dead Bolt	Fire Extinguisher
Home Buyer:		Smoke Alarm
Homeowner Association		

Installments

Full Pay		2 Pay		4 Pay	
Due Date:	Amount:	Due Date:	Amount:	Due Date:	Amount:
09/01/2019	\$345.15	08/01/2019	\$172.65	08/01/2019	\$86.40
		01/01/2020	\$172.50	10/01/2019	\$91.25
				12/01/2019	\$91.25
				02/01/2020	\$91.25

Earthquake Quote Summary



Quote Number: EQ0011265153

Effective Date: 08/01/2019

Date Prepared: 07/25/2019

California Earthquake Authority

This proposal is for your information only and is subject to the company's review and approval. This is not an insurance policy or binder.

Prepared For:
SAMPLE SAMPLE
Knollwood Avenue
La Verne, CA 91750

Prepared By:
LAKE INSURANCE AGENCY INC
553 SOUTH B ST STE 200
TUSTIN, CA 92780
(714) 544-5003
License Number: 0747473

PROPERTY ADDRESS: Knollwood Avenue La Verne, CA, 91750

Companion Policy/Quote Number:	HQ0011265893	Companion Policy Expiration:	08/01/2020
Quote Type:	Basic	Policy Form:	Condominium (BEO6)
Primary/Secondary/Seasonal:	Primary	Policy Term:	Annual
Year Built:	N/A	Residence Type:	Condominium
Construction Type:	N/A	Square Footage:	N/A
Rating Territory:	8	Roof Type:	Composition
Foundation Type:	N/A	Number of Chimneys:	N/A
Number of Stories In Building:	2	Living Space Over Garage:	N/A
Cripple Walls:	N/A	Cripple Walls Braced with Plywood or Equivalent:	N/A
Dwelling Anchored to Foundation:	N/A	Water Heater Secured to Building Frame:	N/A
Post-and-pier or Post-and-beam Foundation:	N/A	Post-and-pier or Post-and-beam Foundation Modified in Accordance with California Building Code:	N/A
Unreinforced Masonry-Brick, Concrete Block, or Stone Foundation:	N/A	Unreinforced Masonry-Brick, Concrete Block, or Stone Foundation Modified in Accordance with California Building Code:	N/A

EARTHQUAKE DEDUCTIBLES	
Coverage A - Building Property	\$3,750 (15% of the Coverage A Limit of Insurance)
Coverage C - Personal Property	\$750 (15% of the Coverage C Limit of Insurance)
Coverage D - Loss of Use	None
Coverage E - Loss Assessment	\$7,500 (15% of the Coverage E Limit of Insurance)

MANDATORY COVERAGES	
Coverage	Limit of Insurance
Coverage A - Building Property	\$25,000
Coverage C - Personal Property	\$6,000
Coverage D - Loss of Use	\$10,000
Coverage E - Loss Assessment	\$50,000
Other Coverages - Building Code Upgrades	\$10,000

OPTIONAL COVERAGES	
Breakables	

TOTAL POLICY PREMIUM:	\$536.00
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California Earthquake Authority, Serviced by
California Automobile Insurance Company
Earthquake Quote Summary



Installments

Full Pay		2 Pay		4 Pay		12 Pay	
Due Date:	Amount:	Due Date:	Amount:	Due Date:	Amount:	Due Date:	Amount:
08/01/2019	\$536.00	06/01/2019	\$268.00	06/01/2019	\$134.00	08/01/2019	\$44.53
		01/01/2020	\$268.00	10/01/2019	\$134.00	09/01/2019	\$44.59
				12/01/2019	\$134.00	10/01/2019	\$44.59
				02/01/2020	\$134.00	11/01/2019	\$44.59
						12/01/2019	\$44.59
						01/01/2020	\$44.59
						02/01/2020	\$44.59
						03/01/2020	\$44.59
						04/01/2020	\$44.59
						05/01/2020	\$44.59
						06/01/2020	\$44.59
						07/01/2020	\$44.59

VILLA LA VERNE HOMEOWNERS ASSOCIATION

AUGUST 2019



VERONICA MONEY, CMCA®, AMS®
SO CAL PROPERTY ENTERPRISES, INC.
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vm@socalenterprise.com
Phone: (951) 270-3700 • Fax: (951) 270-3709
www.socalenterprise.com

NEXT SCHEDULED MEETING:

The next scheduled meeting will be held:

- ♦ Wednesday, August 28, 2019
- ♦ 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

Your Villa La Verne Board of Directors are as follows:

Liz Hemosillo — President	October 2020
Susan Beall — Treasurer	October 2020
Monette Goforth — Secretary	October 2021
Suren Kapadia — Member at Large	October 2021
Susana Avendano — Member at Large	October 2019

PEST CONTROL

Homeowners are to contact pest control company if needed inside the unit to the following:

CA Pest Management
(909) 599-0125

BULK ITEMS

Each address is eligible for 4 free large item pick-ups per year with up to 4 items per pick up. Residents can call in and request. Bulk items must be out where trash cans are left between the hours of 6AM-7PM on service day, which is Monday's, as a different driver picks these items up. If you have any questions you can contact management at (951) 270-3700.

FEEDING WILDLIFE

Feeding wildlife is associated with risks. Feeding squirrels may cause them to lose their natural fear of humans, and this isn't good for either side of the equation. The instinct to avoid humans helps squirrels to avoid the dangers posed by humans, and because squirrels avoid us, it prevents unwanted squirrel-human interactions like bites. If squirrels come to expect food and it isn't provided, they may become aggressive in seeking it out. Please stop feeding wildlife to prevent any accidents from happening. Thank you!

GARAGES

We would like to advise, should you require a remote for the garage door, please contact Pioneer Doors at (626) 339-9009 to order a replacement. The cost for the remotes is approximately \$42.00.

ANNUAL GARAGE DOOR MAINTENANCE PROGRAM

Starting in September 2019, Pioneer Doors will begin their annual maintenance program on all garage doors throughout the community. A notification will be sent to you on the date of their inspection for your garage door.

Please note, you do not have to be present during this inspection. You will however, need to leave your garage door remotes inside your garage so they can thoroughly test the motors and make sure all are in working order.

When they have completed their inspection, they will make sure your garage is secured and locked, with your remote being placed in the same location you left it.

Additional information will be provided prior to the annual maintenance program inspection.

Thank you for your cooperation!

VILLA LA VERNE

HOMEOWNERS ASSOCIATION

JULY 2019



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

NEXT SCHEDULED MEETING:

The next scheduled meeting will be held:

- ♦ Wednesday, July 24, 2019
- ♦ 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

Your Villa La Verne Board of Directors are as follows:

Liz Hemecillo — President	October 2020
Susan Beall — Treasurer	October 2020
Nanette Goforth — Secretary	October 2021
Suren Kapadia — Member at Large	October 2021
Susana Avendano — Member at Large	October 2019

UPCOMING IMPROVEMENTS

The Association will be having the following work scheduled for the month of July: Concrete grinding of all association sidewalks, pressure washing and garage door pressure washing. The grinding of the sidewalks is set to begin the week of July 15th. Power washing of the concrete will commence immediately after the grinding as well as the door washing. This work is expected to take 3-7 days. Please take a look at the color coded map on the reverse side of this newsletter.

NOTE: Residents, please remove items away from garage doors to avoid any water that may seep in from damaging personal items. Please note that as the association is providing ample notice of the work to be commenced, the Association will not be responsible for damages to personal items. Please make necessary arrangements to protect your items.

DOG CARE



Per the California Leash Law, it is not permissible to let your dog run loose in common areas, dogs *MUST* be on a leash at all times.

Also, please remember to always clean up after your pet, especially if he or she visits other people's lawns!



*So Cal Property Enterprises, Inc.
will be closed on
Thursday, July 4th and Friday, July 5th
in observance of
Independence Day.*

CURRENT IMPROVEMENTS

The lighting on the buildings is currently being upgraded. This is being done on an ongoing basis and is expected to take approximately 30-45 days.

COMMON AREA LANDSCAPE

A reminder to all residents in the community, the planter area and grass areas of the Villa La Verne are maintained by the Association's landscaper. There is no planting of any kind to be conducted by any resident. Currently the board is reviewing all landscape areas and will be making changes. Please refrain from planting in the common areas, if you have installed any vegetation or plants, you may want to remove them as they will be removed if not within the plant scheme the Board has chosen. Please remove them immediately to avoid your plants from being thrown away. No warning will be given regarding the plant schedule.

COMPLAINTS

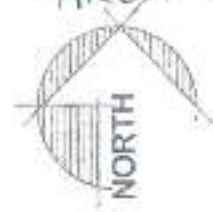
We would like to remind all homeowners/residents that if you have a complaint about a resident/residence it must be put in writing. You can send your complaint in writing to 1855 Sampson Ave., Corona, CA 92879 or via email to vm@socalenterprise.com. If you have any questions you can contact management at 951.270.3700.

Thank you!

Pool Rules and Regulations

1. The swimming hours are from 9:00 AM to 9:00 PM. NO LIFEGUARD IS ON DUTY. SWIM AT YOUR OWN RISK. SWIMMING ALONE IS NOT RECOMMENDED. NO CHILDREN UNDER 14 YEARS ARE ALLOWED IN THE POOL AREA without adult supervision by a resident owner/registered tenant who is of 18 years of age or older (per the Los Angeles County Department of Health).
2. The swimming pool area is for the use of owners/registered tenants and their immediate families and guests. One resident adult must always accompany their guest(s). The number of guests per resident household will be limited to four (4) guests.
3. Owners are responsible and accountable for their conduct and the conduct of and/or damages by their family members, registered (or nonregistered) tenants, invitees and guest(s) at all times.
4. Excessive noise and rough play is prohibited in the swimming pool and pool area. Radios must be battery operated. No loud radios (if it disturbs others, it's too loud).
5. All gates are to be closed and locked upon entering and/or leaving the pool area. No climbing of fences. Causing the gates to be left open may result in a penalty or loss of privileges being imposed on those persons.
6. No pets are allowed in the swimming pool area at any time.
7. No eating or drinking in the swimming pool. The use of glassware and bottles of any kind in or around the pool area is prohibited. Please use unbreakable plastic, foam, paper or metal containers in these areas. "Cookouts" and/or BBQ's are not permitted in the pool area. NO ALCOHOLIC BEVERAGES ALLOWED. All trash must be removed or properly disposed of before leaving the facilities.
8. No cut-offs or street clothing in the pool. Swimsuits are required. Any person (including babies) who does not have control over bladder or other bodily functions should use an appropriate swim diaper.
9. No Styrofoam floating device permitted in the pool.
10. No bicycles, scooters, skateboards, roller skates or motor-driven bikes (or similar devices) are permitted in the swimming pool area.
11. All State of California and Los Angeles County Department of Health rules and regulations apply.
12. All swimming pool and deck area users are requested to cooperate in maintaining the maximum cleanliness in these areas. Dispose of cigarette butts/ashes properly. Clean up your mess after utilizing the swimming pool and deck areas.
13. No private parties in the pool area without prior approval of the Board of Directors.
14. Replacement of a lost pool key will cost \$100.00 payable to the Association in advance.
15. Compliance with security monitors at pool is mandatory. Proper identification at the pool is necessary to confirm residency.
16. Harassing, provoking or defying pool security monitors will result in the loss of pool key, loss of pool privileges as well as monetary fines. In addition, local law enforcement will be called.
17. Patio furniture in the pool area must not be removed.
18. Pool safety equipment is required by law and must NOT be utilized for any other purpose.
19. Vulgar language, excessive, loud noise or inappropriate sexual behavior will not be tolerated in the pool area. You will be asked to leave and your pool privileges will be suspended.
20. Vandalism of cabana, showers, restroom or any other item in the pool area including wasting hot water will result in a fine, cost or repair and/or loss of pool privileges.

AREA 1
AREA 2
AREA 3
AREA 4



VILLA LA VERNE

LOMELI LANE

BOLLING AVE

2356	2362	2370	2372	2374	2378
6058	6066	6068	6074	6076	6078
3018	3024	3026	3028	3030	3032
3010	3012	3014	3016	3018	3020
3002	3004	3006	3008	3010	3012
2353	2357	2361	2365	2369	2373

WINFIELD POOL

WINFIELD AVE

3074	3080	3086	3092	3098	3104	3110	3116	3122	3128	3134	3140	3146	3152	3158	3164	3170	3176	3182	3188	3194	3200	3206	3212	3218	3224	3230	3236	3242	3248	3254	3260	3266	3272	3278	3284	3290	3296	3302	3308	3314	3320	3326	3332	3338	3344	3350	3356	3362	3368	3374	3380	3386	3392	3398	3404	3410	3416	3422	3428	3434	3440	3446	3452	3458	3464	3470	3476	3482	3488	3494	3500	3506	3512	3518	3524	3530	3536	3542	3548	3554	3560	3566	3572	3578	3584	3590	3596	3602	3608	3614	3620	3626	3632	3638	3644	3650	3656	3662	3668	3674	3680	3686	3692	3698	3704	3710	3716	3722	3728	3734	3740	3746	3752	3758	3764	3770	3776	3782	3788	3794	3800	3806	3812	3818	3824	3830	3836	3842	3848	3854	3860	3866	3872	3878	3884	3890	3896	3902	3908	3914	3920	3926	3932	3938	3944	3950	3956	3962	3968	3974	3980	3986	3992	3998	4004	4010	4016	4022	4028	4034	4040	4046	4052	4058	4064	4070	4076	4082	4088	4094	4100	4106	4112	4118	4124	4130	4136	4142	4148	4154	4160	4166	4172	4178	4184	4190	4196	4202	4208	4214	4220	4226	4232	4238	4244	4250	4256	4262	4268	4274	4280	4286	4292	4298	4304	4310	4316	4322	4328	4334	4340	4346	4352	4358	4364	4370	4376	4382	4388	4394	4400	4406	4412	4418	4424	4430	4436	4442	4448	4454	4460	4466	4472	4478	4484	4490	4496	4502	4508	4514	4520	4526	4532	4538	4544	4550	4556	4562	4568	4574	4580	4586	4592	4598	4604	4610	4616	4622	4628	4634	4640	4646	4652	4658	4664	4670	4676	4682	4688	4694	4700	4706	4712	4718	4724	4730	4736	4742	4748	4754	4760	4766	4772	4778	4784	4790	4796	4802	4808	4814	4820	4826	4832	4838	4844	4850	4856	4862	4868	4874	4880	4886	4892	4898	4904	4910	4916	4922	4928	4934	4940	4946	4952	4958	4964	4970	4976	4982	4988	4994	5000
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KNOLLWOOD AVE

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VILLA WAY

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VILLA LA VERNE

HOMEOWNERS ASSOCIATION



JUNE 2019



VERONICA MONEY, CMCA®, AMS®
SO CAL PROPERTY ENTERPRISES, INC.
1855 Sampson Avenue • Corona, CA 92879

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

NEXT SCHEDULED MEETING:

The next scheduled meeting will be held:

- ♦ **Wednesday, June 26, 2019**
- ♦ **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

Your Villa La Verne Board of Directors are as follows:

Liz Hermsdörff — President	October 2020
Susan Beall — Treasurer	October 2020
Nanette Goroth — Secretary	October 2021
Suren Kapadia — Member at Large	October 2021
Suzanne Avendano — Member at Large	October 2019

POOL RULES

If you plan to use the pool, please take a minute to review pool rules.

We would like to remind everyone that, after enjoying the swimming pool, you please clean after yourself and your guest. As a reminder please take a look at the following:

- The swimming hours are from 9:00 AM to 5:00 PM. NO LIFEGUARD IS ON DUTY. SWIM AT YOUR OWN RISK. Swimming alone is not recommended. NO CHILDREN UNDER 14 YEARS ARE ALLOWED IN THE POOL AREA without adult supervision by a resident owner/registered tenant who is of 18 years of age or older (per the Los Angeles County Department of Health).
- No pets are allowed in the swimming pool area at any time.
- No eating or drinking in the swimming pool. The use of glassware and bottles of any kind in or around the pool area is prohibited. Please use unbreakable plastic, foam, paper or metal containers in the areas. "Cookouts" and/or BBQ's are not permitted in the pool area. NO ALCOHOLIC BEVERAGES ALLOWED. All trash must be removed or properly disposed of before leaving the facilities.
- No private parties in the pool area without prior approval of the Board of Directors.
- No bicycles, scooters, skateboards, roller skates or motor-driven bikes (or similar devices) are permitted in the swimming pool area.
- No cut-offs or street clothing in the pool. SWIMSUITS ARE REQUIRED. Any person (including babies) who does not have control over bladder or other bodily functions should use an appropriate swim diaper.
- Patio furniture in the pool area must not be removed.

For a full copy of the rules and regulations you can visit our website at www.socalenterprise.com

Thank you!

LAUNDRY ROOMS

The Management Company would like to remind you about a few rules for the laundry rooms. There is one (1) washer and one (1) dryer per building. No unit shall have a washer or dryer inside of it.

1. No laundry room facility use prior to **7:00 A.M.** or after **9:00 P.M.**
2. Laundry rooms are to be used only by occupants of that building.
3. Building occupants are responsible for cleanliness and removal of combustible items from the laundry room.
4. Do not store laundry soap, softeners, bleach, etc. in the laundry room. These containers are flammable and in proximity to the gas flames of the water heater. They constitute a **FIRE HAZARD**.
5. Clean the dryer lint filter after each use. Do not unplug the machines.
6. **Remove laundry** from the washers and dryers **promptly**. Be considerate of your neighbors.

For a complete copy of the Rules and Regulations, please visit our website at www.socalenterprise.com. If your unit is rented, please share any and all information with your tenants and/or guests.

If you are experiencing any technical difficulties with the washer or dryer, please contact So Cal Property at (951) 270-3700 so management can report the issue to corresponding party.

VILLA LA VERNE WEBSITE

REMINDER: Please note that you can visit So Cal Properties website to view copies of newsletters, obtain architectural request forms, certificates of insurance, maintenance matrix, etc. by going to www.socalenterprise.com then clicking on "Residential Forms & Documents", click on "Villa La Verne".

If your unit is rented you may also obtain a copy of the rules and regulations here to provide to your tenants.

VILLA LA VERNE HOMEOWNERS ASSOCIATION



MAY 2019



VERONICA MONEY, CMCA®, AMS®
SO CAL PROPERTY ENTERPRISES, INC.
1855 Sampson Avenue • Corona, CA 92879

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

NEXT SCHEDULED MEETING:

The next scheduled meeting will be held:

- ♦ **Wednesday, May 22, 2019**
- ♦ **6:30 p.m.**
- ♦ **La Verne United Methodist Church**
3205 D Street, La Verne

All homeowners are welcome to attend, see you there!



***So Cal Property Enterprises, Inc.
will be closed on
Monday, May 27th,
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 Boal — Treasurer	October 2020
Nanette Goforth — Secretary	October 2021
Suren Kapadia — Member at Large	October 2021
Susana Avendaño — Member at Large	October 2019

YOUR NEW COMMUNITY MANAGER

Please welcome Veronica Money as your new Community Manager. Feel free to contact Veronica at vm@socalenterprise.com regarding the Community, and you can also meet her at your next Board Meeting!

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 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

GARAGES

Inspections of the garages are conducted randomly, and it has come to management's attention that some of the garage pedestrian door locks are being replaced. Garages are shared between you and a neighbor and as the association maintains the garages, inspections are conducted randomly. **DO NOT REPLACE THE LOCK.**

LANDSCAPING COMMITTEE

If you are interested in volunteering for the landscape committee, please contact management so that your information can be passed along to the landscape chairperson.

TOILET MAINTENANCE

In an effort to reduce any plumbing issues we would like to remind all homeowners/residents to make sure you don't flush any diapers, wipes, sanitary napkins, etc. in the toilet.

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 Management @ 951-270-3700.

VILLA LA VERNE

HOMEOWNERS ASSOCIATION

APRIL 2019



VERONICA MONEY, CMCA®, AMS®
SO CAL PROPERTY ENTERPRISES, INC.
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vm@socalenterprise.com
Phone: (951) 270-3700 • Fax: (951) 270-3709
www.socalenterprise.com

NEXT SCHEDULED MEETING:

The next scheduled meeting will be held:

- **Wednesday, April 24, 2019**
- **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

Your Villa La Verne Board of Directors are as follows:

Liz Hermosillo — President	October 2020
Susan Beall — Treasurer	October 2020
Ranette Goforth — Secretary	October 2021
Soren Kapadia — Member at Large	October 2021
Susana Avendano — Member at Large	October 2019

YOUR NEW COMMUNITY MANAGER

Please welcome Veronica Money as your new Community Manager. Feel free to contact Veronica at vm@socalenterprise.com regarding the Community, and you can also meet her at your next Board Meeting!

TOILET MAINTENANCE

In an effort to reduce any plumbing issues we would like to remind all homeowners/residents to make sure you don't flush any diapers, wipes, sanitary napkins, etc. in the toilet.

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.

Thank you!



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

COMMUNITY CONTACTS IN CASE OF EMERGENCY CALL 911

La Verne Police Department
Non-Emergency Reports
(909) 596-1913

Suspected Drug Activity
(800) 78-CRIME

Fire Station (909) 596-5991

Animal Control (909) 623-9777

For HOA Payments Only

Villa La Verne HOA
PO Box 513920
Los Angeles, CA 90051-3920

So Cal Property Enterprises, Inc.

1855 Sampson Ave.
Corona, CA 92879
Phone (951) 270-3700
Fax (951) 270-3709
www.socalenterprise.com

VILLA LA VERNE

HOMEOWNERS ASSOCIATION



MARCH 2019



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

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

NOTICE OF ANNUAL MEETING

The next scheduled Annual meeting will be held:

- **Wednesday, March 27, 2019**
- **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

Your Villa La Verne Board of Directors are as follows:

Liz Hermasillo — President	October 2020
Susan Boal — Treasurer	October 2020
Nanette Goforth — Secretary	October 2020
Suren Kapadia — Member at Large	October 2020
Suzana Avondano — Member at Large	October 2021

MONTHLY ASSESSMENTS INCREASE

Please note that the HOA monthly assessments have increased from **\$285** to **\$300** per month as of **January 1, 2019**. Please refer to recent budget mailing for more details. If you have any questions or concerns please don't hesitate to contact So Cal Property @ 951-270-3700.

UNITS

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.

*Please note "patio furniture" must be lightweight, small and in good condition. Neutral or muted colors are preferred.

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

Balcony Units: Are permitted everything listed under side units, 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 1 BBQ per unit is allowed.

*Fire safety prohibits BBQ's on balconies or under stairs.

SATELLITE DISHES

Satellite dishes **MUST** be pre-approved in writing by the BOARD OF DIRECTORS. Satellite dishes first require an approved Architectural Request Form and a \$75.00 deposit. No satellite dish or antenna or any other apparatus may be installed upon any walls, roof, attic or crawl space. Satellites must be strategically placed on the fascia board only and the owner must first have written Architectural approval. Improper installation will result in the removal of the dish at the owners expense.

LANDSCAPING

Planters, pots, and trellises shall not be hung from the external walls of the buildings. Planters, Pots, trellises, etc. shall not be planted out in the landscape common area, unit walls, exterior stairways, nor be hung from the eaves of the building, etc. No planters or pots shall block common area walkways. No stakes shall be driven into the ground.

PEST CONTROL

Homeowners are to contact pest control company if needed inside the unit to the following:

CIA Pest Management
(909) 599-0125

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:

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CSC Service Works

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VILLA LA VERNE HOMEOWNER'S ASSOCIATION

REVISED FINE SCHEDULE

Approved and Effective June 27, 2018

The fine schedule is that all first fines are \$100.00 per violation, which may be levied depending on the type of violation upon sole discretion of the Board of Directors.

Fine Schedule for Violations:

First Violation	Courtesy Letter
Second Violation (same rule)	Hearing letter with a possible fine of \$100.00 per violation
Additional Violations (same rule)	\$200.00 per violation
Ongoing Uncorrected Violations	\$750.00 per violation
Suspension of Common Area Privileges	Common area privileges may be Suspended.
Failure to Obtain HOA Approval of ARC Application (when required)	\$100.00
Vandalism to Common Area	Subject to a fine of \$100.00 plus cost of repairs
Automatic Fine for the Following Items	\$200.00
<ul style="list-style-type: none">• Using Association Water• Using Association Electricity• Dumping Items in Common Area or Alleys	

Failure to correct a violation in response to a warning letter may result in a single fine or continuing fines which may be imposed on a daily basis as the Board determines to be appropriate. **Common area privileges may also be suspended.**

ALL FINES SUBJECT TO CHANGE UPON NOTICE

VILLA LA VERNE

HOMEOWNERS ASSOCIATION

FEBRUARY 2019



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, February 27, 2019**
- ♦ **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

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

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!

MONTHLY ASSESSMENTS INCREASE

Please note that the HOA monthly assessments have increased from **\$285** to **\$300** per month as of **January 1, 2019**. Please refer to recent budget mailing for more details. If you have any questions or concerns please don't hesitate to contact So Cal Property @ 951-270-3700.

COMMON AREA

Please report any common area maintenance issues to So Cal Property.

HOLIDAY DECORATIONS

To avoid violations, please remove all remaining exterior holiday décor and lighting. We wish you a very happy and healthy 2019!

PEST CONTROL

Homeowners are to contact pest control company if needed inside the unit to the following:

CIA Pest Management
(909) 599-0125

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 ALLEYSWAYS /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
714-426-2525

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.

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CSC Service Works

Phone Number: 844-272-9675

PLEASE NOTE:

**IF ANYONE IS SEEN
DAMAGING SCREENS ON
LAUNDRY ROOM DOORS
PLEASE CONTACT
MANAGEMENT AT
(951) 270-3700**

TRASH CANS

PLEASE BE ADVISED THAT ADDRESSES
ARE TO BE PAINTED ONTO TRASH
CANS.

VILLA LA VERNE

HOMEOWNERS ASSOCIATION



JANUARY 2019



LISA CHASTAIN, COMMUNITY MANAGER
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NOTICE OF ANNUAL MEETING

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3205 D Street, La Verne

All homeowners are welcome to attend, see you there!

HAPPY★NEW★YEAR

In observance of New Year's, our office will be closing at Noon on Monday, December 31st 2018 and we will be closed Tuesday, January 1st 2019.

Thank you!

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THANK YOU!

HOLIDAY DECORATIONS

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

- **CHRISTMAS/WINTER:** May be displayed one week before Thanksgiving through January 15, 2019.

Homeowners are responsible for any damage caused by decorations.

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