

VILLA LA VERNE HOMEOWNERS ASSOCIATION



OCTOBER 2021



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

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

NEXT REGULAR BOARD MEETING

Date: Wednesday, October 27, 2021
Time: 6:30 p.m. (General Session)
Zoom: <https://us02web.zoom.us/j/81012977617?pwd=YXRGRdIpSd2FhU2E4clhZQzdDVkgvdz09>
Meeting ID: 810 1297 7617 **Passcode:** 296096

Board of Directors

Elizabeth "Liz" Hermosillo	President	October 2023
Susan Beall	Treasurer	October 2023
Nanette Goforth	Secretary	October 2021
Suren Kapadia	Member at Large	October 2021



HOA INFORMATION

- ♦ **FOR FIRE, MEDICAL OR POLICE EMERGENCIES: CALL 911**
- ♦ **La Verne Police Department**
(909) 596-1913 (non-emergency)
- ♦ **Assessment Payment Address:**
Villa La Verne HOA
PO Box 980966
West Sacramento, CA 95798
- ♦ **So Cal Property Enterprises, Inc.:**
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- ♦ **After-Hours Property Emergencies:**
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- ♦ **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, Owner Forms, Etc.:**
www.socalenterprise.com
- ♦ **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.

WELCOME

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

COMMUNITY NEWS & REMINDERS

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BULLETIN



Stay safe when driving on Halloween

At a glance: Help protect trick-or-treaters by following these driving safety tips on Halloween, or on the night your community hosts Halloween activities. Be especially careful between 4 and 8 p.m., when most severe vehicle/young pedestrian collisions happen.

Drive slowly, and don't pass stopped vehicles. The driver might be dropping off children.

Park your mobile phone. Avoid distractions by waiting until you've stopped to call, text, or surf. Get more mobile phone safety tips.

Watch for children darting into the street. Kids can cross the street anywhere, and most young pedestrian deaths happen at spots other than intersections.

Yield to young pedestrians. Children might not stop, either because they don't see your vehicle approaching or don't know how to safely cross the street.

Communicate with other drivers. Always use your turn signals. And if you have to pull over to drop off or pick up your kids, turn on your hazard lights.

EV Charging Stations

Owning an electric vehicle requires the EV charging station or electrical source. The electricity in the garage is owned by the HOA, charging stations cannot be installed without prior approval of the Association. Please submit an Architectural Application to install the EV charging station. The form can be obtained at www.socalenterprise.com / Residential Documents and Forms. Please contact management if you have any questions.



TENANT REGISTRATION

Please remember that all owners must register new renters. Tenant registration forms can be found by going to www.socalenterprise.com.

VILLA LA VERNE HOMEOWNERS ASSOCIATION



SEPTEMBER 2021



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Date: Wednesday, September 22, 2021
Time: 6:30 p.m. (General Session)
Zoom: <https://us02web.zoom.us/j/81012977617?pwd=YXRGRlpSd2FhU2E4clhZQzdDVkgvdz09>
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**So Cal Property will be closed on
Monday, September 6th**

Common Area Water (REMINDER)



Use of water in the common area still remains to be a problem. Since the association pays for the water used in the community, we would like to remind everyone that the following rules apply: No association water may be used to fill pools, buckets, balloons, or water toys. Water may not be used to wash vehicles, sidewalks, washing down buildings, garages, driveways, windows, or animals, etc. Absolutely NO water is to be sprayed in garages or laundry rooms. The violation of this rule will result in a \$200.00 fine.

Common Area Lighting

It has been noted that lighting is being installed and connected in the garages. THIS IS NOT ALLOWED as the associations utilities are budgeted. Specifically, per the rules and regulations: The electrical outlets located in the common area are not for private use. This includes the laundry room and garage outlets. Please use an extension cord from your own unit's electrical supply. A violation of this rule will result in an automatic fine of \$200.00.



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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

08/04/2021

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Préndiville Insurance Agency 24661 Del Prado, Suite 3 License #0740433 Dana Point CA 92629	CONTACT NAME: PHONE (A/C No. Ext): (949) 487-9696 FAX (A/C No.): (949) 487-9626 E-MAIL ADDRESS: INSURER(S) AFFORDING COVERAGE INSURER A: Farmers Insurance Exchange NAIC # 21652 INSURER B: Great American Alliance Insura 26832 INSURER C: AmTrust North America 15954 INSURER D: INSURER E: INSURER F:
INSURED Villa La Verne Homeowners Association c/o SoCal Property Enterprises, Inc. 1855 Sampson Avenue Corona CA 92879	

COVERAGES

CERTIFICATE NUMBER: Cert ID 23995

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL ISURR INSD / WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR *D&O is Claims Made <input checked="" type="checkbox"/> D&O Ded: \$1,000 GENL AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	Y	60677-27-07	08/01/2021	08/01/2022	EACH OCCURRENCE \$ 3,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 75,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 3,000,000 GENERAL AGGREGATE \$ 6,000,000 PRODUCTS - COMP/OP AGG \$ 3,000,000 D&O Liability* \$ 1,000,000
A	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY	Y	60677-27-07	08/01/2021	08/01/2022	COMBINED SINGLE LIMIT (Ea accident) \$ 2,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
B	<input checked="" type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> EXCESS LIAB DED RETENTION \$	Y	UM30210934	08/01/2021	08/01/2022	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 \$
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N	TCW4000105	08/01/2021	08/01/2022	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
AB	Fidelity Bond	Y	60677-27-07	08/01/2021	08/01/2022	Fidelity Bond Deductible \$500 \$ 3,200,000
A	Property (R/C)		60677-27-07	08/01/2021	08/01/2022	Property Deductible \$25,000 \$ 61,645,788

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

(B) Excess Fidelity Bond \$1,200,000, \$10,000 Deductible.
Policy #SSA-392-56-74-09913-02 Effective 08/01/2021-08/01/2022
SoCal Property Enterprise, Inc. is Named as Additional Insured as Respect to Auto Liability, CGL, D&O Liability, Fidelity Bond and Umbrella Liability.
Walls-In Coverage Applies. 300 Units, 75 Buildings. 125% Extended Replacement Cost.
Wind & Hail Included. Building Ordinance Coverage:
A(Undamaged)=Included; B(Demolition)=\$4,087,500; C(Increased Construction Cost)=\$6,127,500.

*CANCELLATION: 30 DAY NOTICE, EXCEPT 10 DAY NOTICE FOR NON-PAYMENT OF PREMIUM.

CERTIFICATE HOLDER SoCal Property Enterprise, Inc. 1855 Sampson Avenue Corona CA 92879	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE <i>Antel Acord</i>
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ACORD 25 (2016/03)

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Patrick Prendiville
Prendiville Insurance Agency
24661 Del Prado, Suite 3
Dana Point, CA 92629
Bus: (949) 487-9696
Fax: (949) 487-9626
LICENSE #0740433

INSURANCE INFORMATION FOR VILLA LA VERNE HOMEOWNERS ASSOCIATION

This two-sided information fact sheet will help unit owners in understanding:

1. The association's master insurance policy.
2. The unit owner's individual insurance needs.
3. How to obtain a certificate of insurance.
4. How to file a claim.

THE ASSOCIATION'S MASTER POLICY

Property Covered:

Common areas; the structure; standard light, bathroom, and kitchen fixtures; standard kitchen cabinetry and countertops; standard permanently installed appliances; standard floor coverings, ceiling coverings and wall coverings (eg: paint and carpeting) located in any residential unit.

Property Not Covered:

A unit owner's personal effects and any improvements and upgrades that are a part of the building or structure.

Covered causes of Loss (Damage):

Fire; lightning; windstorm; hail; explosion; riot; damage caused by aircraft or vehicle; smoke; vandalism; falling objects; weight of ice, snow or sleet; collapse; sudden and accidental discharge or leakage of water as a direct result of the breaking apart or cracking of any part of a system or appliance containing water or steam.

Non-Covered causes of Loss (Damage):

Wear and tear; rust, corrosion, fungus, decay, deterioration, hidden or latent defect or any quality in property that causes it to damage or destroy itself; smog; damage by insects or animals; settling, cracking, shrinking or expansion; repeated leaking or seeping of water (including around the shower, bathtub, toilet or sink); poor maintenance; faulty construction; earth movement; volcanic eruption, explosion or effusion; water, in any form (except sudden and accidental discharge or leakage of water as mentioned above); mudslide or mudflow; asbestos; negligent work.

Deductible:

\$ 25,000 per occurrence – Note: The individual unit owner may be responsible for this deductible.
Please see the Loss Assessment section on the next page.

UNIT OWNER'S INSURANCE NEEDS

Personal Property coverage, with replacement cost, covering personal belongings as the master association policy does not cover a unit owner's personal property.

Building Additions and Alterations need to be covered on a unit owner's personal policy. Such items include all additions and alterations made to the original structure. Should a unit have upgraded bathroom, kitchen and light fixtures; upgraded kitchen cabinetry and countertops; upgraded permanently installed appliances; and/or upgraded floor coverings, ceiling coverings and wall coverings, the unit owner needs to insure for the additional cost of these upgrades.

Loss of Use will pay the unit owner's additional living expense while the unit is unfit to live in due to a covered loss. If a condo is rented out, this coverage will be replaced with Loss of Rents coverage.

Loss Assessment will pay the unit owner's share of a special assessment levied by the Association due to an insured loss exceeding the association's master policy limits.

Important – In the recent past, unit owners have been exposed to Association deductibles in certain circumstances. With proper building and Loss Assessment coverage, unit owners can obtain coverage for their portion of the Association's deductible.

YOUR ASSOCIATION'S deductible is \$ 25,000.

Personal Liability pays for bodily injuries to other people or damage to their property if the unit owner is liable resulting from unintentional acts committed by family members including sporting activities and acts of pets.

CEA Earthquake:

Building Property (Interior Structural Coverage): \$25,000-\$100,000 with 5%-25% deductible options.

Personal Property: \$5,000 - \$200,000 coverage with 5%-25% deductible options.

Loss of Use: \$1,500 - \$100,000 for additional living expenses.

Earthquake Loss Assessment Coverage: This coverage will pay for your share of earthquake damage to the association Units when you are assessed because the association either had no coverage or they need to meet their deductible. \$25,000 - \$100,000 with 5%-25% deductible options.

Unit owner's coverage may be obtained by calling

Cindy Laing at your association's insurance agency, Prendiville Insurance Agency at (800) 482-4467.

HOW TO OBTAIN A CERTIFICATE OF INSURANCE

Certificates of Insurance (available to financial institutions for loan purposes) may be obtained by visiting www.EOIDirect.com or contacting their help desk at (877) 456-3643.

HOW TO FILE A CLAIM

If you have a claim, notify your association's management company (or designated board member) and your own homeowner's insurance carrier. Claims payments under this policy are made to your board of directors as insurance trustee.

The above information is provided to assist in understanding the basic coverage on the Association's and Unit Owner's policies. For final coverage determination, both policies should be reviewed.

Prendiville Insurance Agency 800-482-4467

VILLA LA VERNE HOMEOWNERS ASSOCIATION



AUGUST 2021



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NEXT REGULAR BOARD MEETING

Date: Wednesday, August 25, 2021
Time: 6:30 p.m. (General Session)
Zoom: <https://us02web.zoom.us/j/810129776177?pwd=YXRGRdlpSd2FhU2E4clhZQzdDVkgvdz09>
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COMMUNITY NEWS & REMINDERS

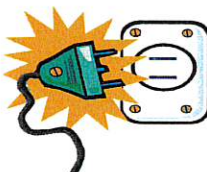
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ELECTRICITY



The electrical outlets located in the common area are not for private use. This includes the laundry room and garage outlets. Please use an extension cord from your own unit's electrical supply. A violation of this rule will result in an automatic fine of \$200.00.

QUIET TIME

For the consideration of your neighbors, please respect the Quiet hours and refrain from activities not allowing the quiet time. Quiet hours are as follows:

Monday through Friday: 9:00pm to 8:00am
Saturday and Sunday: 10:00pm to 9:00am

- No laundry room facility use prior to 7:00am or after 9:00pm.
- Skateboarding, Roller Skating, Scooters, etc. **IS STRICTLY PROHIBITED IN THE COMMON AREAS OF THE COMPLEX**, including pool areas, sidewalks, driveways and carports.
- Any activity, which damages common property, landscaping, etc., or violates accepted safety practices.
- Bouncing a ball against the exterior of any building, door, cars, garage, etc. Ball playing: baseball, football, team sports in grassy areas.
- Boisterous talk, loud music, barking dogs, yelling, screaming and other disturbances.
- Broadcasting any loud or amplified sound or music in the common areas, the driveways, or the carports from a unit, vehicle or portable electronic device.

**Quiet
Zone**

RENTAL UNITS AND TENANT INFORMATION

A Homeowner must:

- Register every new tenant when they move into the community. Registration is done through the Management Company and is confidential. It is the owner's responsibility to provide the tenant with all governing documents, rules and regulations and any other operating document necessary to ensure that the tenant is aware of and will abide by our policies and rules. Please call the Management Company prior to renting out your unit to obtain a Tenant Registration Packet. Any owner who does not comply with this provision will be subject to a \$250 monthly fine until compliance has been acknowledged.
- There is a \$50.00 Registration deposit required for each and every new tenant, payable to Villa La Verne HOA. The deposit amount may be changed by the Board of Directors based on their sole discretion. The owner will also be charged any incidental clean-up and repair costs as well as costs to cover replacement of Villa La Verne HOA Rules & Regulations.
- Provide all laundry keys, garage keys, garage openers and a copy of the "tenant rules" before tenants move in.



Tenant registration forms can be found by going to www.socalenterprise.com.

NEWSLETTER



We can only send newsletters to everyone that has signed up to receive emailed statements. Please visit the So Cal Property portal for Villa La Verne at www.socalenterprise.com so that you may obtain the newsletter electronically by receiving electronic statements.



Please review the Rules and Regulations for detailed rules. Residents in violation of any rules, in general, are subject to violations and/or fines.

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JULY 2021



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POOL UPDATE

On June 15, 2021 the pools opened to its members for enjoyment. When using the pool, please remember to note the pool rules and continue to practice COVID safe practices of social distancing when not in the water. The summer pool hours are 9:00am to 9:00pm.

BARBEQUES, PATIO FURNITURE & PLANTS

- A) **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.
Please note "patio furniture" must be lightweight, small and in good condition. Neutral or muted colors are preferred.
- B) **Side Units:** 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 5 lbs. are permitted. Two patio chairs are allowed as well.
- C) **Balcony Units:** Are permitted everything listed under B) 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.



MAY 14, 2021

ALL HOMEOWNERS OF VILLA LA VERNE

THE ASSOCIATION HAS OBTAINED NEW POOL FOBs FOR ACCESS TO THE POOLS. THE EXISTING KEY SYSTEM NO LONGER WORKS ON THE POOL GATES. ALL OWNERS WILL RECEIVE THE FIRST REPLACEMENT FOB FREE OF CHARGE.

TO RECEIVE A NEW FOB FOR THE GATE SYSTEM, COMPLETE THE ENCLOSED FORM. THE FORM MAY BE MAILED OR EMAILED TO MANAGEMENT TO OBTAIN THE NEW FOB. MAIL THE FORM TO SO CAL PROPERTY ENTERPRISES USING THE ENCLOSED PRE STAMPED ENVELOPE: **So Cal Property Enterprises, Inc., 1855 Sampson Avenue, Corona, CA 92879.** THE FORM MAY BE EMAILED TO: FRONTDESK@SOCALENTERPRISE.COM

NEW FOBs WILL NOT BE PROVIDED TO ANY OWNER WHO IS IN COLLECTIONS OR MORE THAN 30 DAYS BEHIND IN THEIR ASSESSMENTS AND/OR ACCOUNT.

THERE WILL BE (2) TWO PICKUP DATES ON SITE THROUGH THE MONTH OF MAY AND (1) ONE PICKUP DATE IN JUNE. THOSE PICKUP DATES WILL BE PROVIDED TO OWNERS ONCE THE FOB FORM HAS BEEN RECEIVED AND OWNER VERIFIED. AN EMAIL CONFIRMATION OF THE PICK UP WILL BE PROVIDED TO ALL OWNERS WHEN THEIR FOB IS READY FOR PICKUP.

OWNERS MAY ARRANGE TO HAVE THEIR TENANT PICK UP THE FOB. THE TENANT INFORMATION MUST BE PROVIDED TO MANAGEMENT AND VERIFIED AS APPROVED. ANY TENANT ARRIVING TO PICKUP A FOB AS "DIRECTED BY AN OWNER" MUST BE PRE-APPROVED BEFORE PICKUP DATE.

PLEASE COMPLETE THE FOB FORM ENCLOSED AND RETURN TO MANAGEMENT. AGAIN THIS FOB AND DISTRIBUTION OF THE FOB IS FREE AND IS REQUIRED TO GAIN ACCESS TO THE POOL.

IF YOU HAVE ANY QUESTIONS, CONTACT SO CAL PROPERTY ENTERPRISES, INC. AT (951)270-3700. EMAIL QUESTIONS TO FRONTDESK@SOCALENTERPRISE.COM.

RESPECTFULLY,

MANAGEMENT

VILLA LA VERNE HOMEOWNERS ASSOCIATION
Pool FOB Distribution Form

HOMEOWNER INFORMATION:			
Homeowner Name(s):		Date:	
Onsite/Property Address:			
Offsite Address:			
MAIL POOL FOB TO : <input type="checkbox"/> RESIDENT AT PROPERTY ADDRESS <input type="checkbox"/> HOMEOWNER OFFSITE ADDRESS			
Email Address:		Home Phone:	
Cell Phone:		Work Phone:	

TENANT/RESIDENT INFORMATION <i>(if different from above):</i>		
Tenant Name:		
Tenant Name:		
Cell Phone:	Home Phone:	Work Phone:

I, _____, hereby request a Pool FOB. This Pool FOB is provided by the Association at no cost to the owner. **NO MONEY IS DUE AT THIS TIME.** If in the future, this pool FOB is lost or stolen and requires replacement, the cost will be \$100.00 for replacement. By signing this agreement below, you accept the terms of this contract.

Homeowner Signature: <div style="font-size: 2em; font-weight: bold; margin-top: 10px;">X</div>	Date:
Print Homeowner Name: 	

Return signed form to:
 So Cal Property Enterprises, 1855 Sampson Ave, Corona, CA 92879
 Phone: (951) 270-3700 · Fax: (951) 270-3709 · Email: frontdesk@socalenterprise.com

VILLA LA VERNE HOMEOWNERS ASSOCIATION



JUNE 2021



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

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

NEXT REGULAR BOARD MEETING

Date: Wednesday, June 23, 2021
Time: 6:30 p.m. (General Session)
Zoom: <https://us02web.zoom.us/j/81012977617?pwd=YXRGRdlpSd2FhU2E4clhZQzdDVkgvdz09>
Meeting ID: 810 1297 7617 **Passcode:** 296096

Board of Directors

Elizabeth "Liz" Hermosillo	President	October 2023
Susan Beall	Treasurer	October 2023
Nanette Goforth	Secretary	October 2021
Suren Kapadia	Member at Large	October 2021
Susana Avendano	Member at Large	October 2022



HOA INFORMATION

- ♦ **FOR FIRE, MEDICAL OR POLICE EMERGENCIES: CALL 911**
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(909) 596-1913 (non-emergency)
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WELCOME

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

COMMUNITY NEWS & REMINDERS

BULLETIN



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ASSOCIATION COMMON AREA

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POOL UPDATE



At the last Board meeting the Board discussed the date for pool area reopening. After careful consideration, the Board determined that the pool area will open in June. The exact pool open date will be posted to the pool gates by June 1st. In the interim, the Board will be finalizing the Villa La Verne opening plan in accordance to CDC, State and County protocols.

NEW POOL FOBS

The Association is currently distributing new pool fobs to all owners in anticipation of the pool opening in June.



See page 2 of this newsletter for information



MAY 14, 2021

ALL HOMEOWNERS OF VILLA LA VERNE

THE ASSOCIATION HAS OBTAINED NEW POOL FOBs FOR ACCESS TO THE POOLS. THE EXISTING KEY SYSTEM NO LONGER WORKS ON THE POOL GATES. ALL OWNERS WILL RECEIVE THE FIRST REPLACEMENT FOB FREE OF CHARGE.

TO RECEIVE A NEW FOB FOR THE GATE SYSTEM, COMPLETE THE ENCLOSED FORM. THE FORM MAY BE MAILED OR EMAILED TO MANAGEMENT TO OBTAIN THE NEW FOB. MAIL THE FORM TO SO CAL PROPERTY ENTERPRISES USING THE ENCLOSED PRE STAMPED ENVELOPE: **So Cal Property Enterprises, Inc., 1855 Sampson Avenue, Corona, CA 92879.** THE FORM MAY BE EMAILED TO: FRONTDESK@SOCALENTERPRISE.COM

NEW FOBs WILL NOT BE PROVIDED TO ANY OWNER WHO IS IN COLLECTIONS OR MORE THAN 30 DAYS BEHIND IN THEIR ASSESSMENTS AND/OR ACCOUNT.

THERE WILL BE (2) TWO PICKUP DATES ON SITE THROUGH THE MONTH OF MAY AND (1) ONE PICKUP DATE IN JUNE. THOSE PICKUP DATES WILL BE PROVIDED TO OWNERS ONCE THE FOB FORM HAS BEEN RECEIVED AND OWNER VERIFIED. AN EMAIL CONFIRMATION OF THE PICK UP WILL BE PROVIDED TO ALL OWNERS WHEN THEIR FOB IS READY FOR PICKUP.

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VILLA LA VERNE HOMEOWNERS ASSOCIATION



MAY 2021



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

NEXT REGULAR BOARD MEETING

Date: Wednesday, May 26, 2021
Time: 6:30 p.m. (General Session)
Zoom: <https://us02web.zoom.us/j/81012977617?pwd=YXRGRdlpSd2FhU2E4clhZQzdDVkgvdz09>
Meeting ID: 810 1297 7617 **Passcode:** 296096

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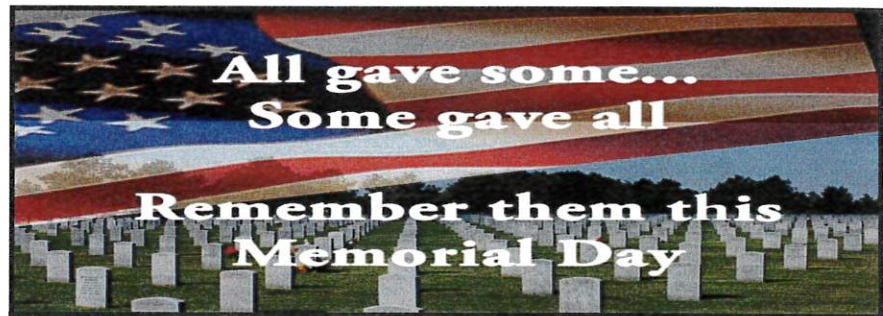
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WELCOME

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

COMMUNITY NEWS & REMINDERS



In observance of Memorial Day our office will be closed **Monday, May 31st, 2021**

BULLETIN



GENERAL NOTICES, NEWSLETTERS & MEETING AGENDAS

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POOL UPDATE

At the last Board meeting the Board discussed the date for pool area reopening. After careful consideration, the Board determined that the pool area will remain closed for now. This item will be on next months meeting agenda for discussion on May 26, 2021. In the interim, the Board will be reviewing CDC, State and County protocols to determine the safest time and most economical ways to reopen the pool safely.





VILLA LA VERNE WEBSITE

The So Cal Property Enterprises, Inc. website provides copies of newsletters, architectural request forms, certificates of insurance, maintenance matrix and other valuable information. Go 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.

ASSOCIATION COMMON AREA

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PET WASTE

This is a reminder to PLEASE pick up and properly dispose of dog waste when walking your dog(s) in the common area. We have received many complaints regarding residents walking their dog(s) and not picking up after them. If any resident and/or guest is observed walking their dog(s) and not following the Rules and Regulations of the community regarding pet waste, this will result in a violation and/or fine. Also, all dogs must be on a leash and properly controlled at all times. Please help keep the community beautiful.

HAVE YOU CHECKED YOUR SMOKE ALARMS RECENTLY?

- Test smoke alarms monthly
- Replace batteries every 6 to 12 months (with time change)
- Install new alarms every 10 years



TENANT REGISTRATION

Please remember that all owners must register new renters. Tenant registration forms can be found by going to www.socalenterprise.com.

VILLA LA VERNE HOMEOWNERS ASSOCIATION



APRIL 2021



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

NEXT REGULAR BOARD MEETING

Date: Wednesday, April 28, 2021
Time: 6:30 p.m. (General Session)
Zoom: <https://us02web.zoom.us/j/81012977617?pwd=YXRGRlpsd2FhU2E4clhZQzdDVkgvdz09>
Meeting ID: 810 1297 7617 **Passcode:** 296096

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COMMUNITY NEWS & REMINDERS

GENERAL NOTICES, NEWSLETTERS & MEETING AGENDAS

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BULLETIN



WELCOME



NEW COMMUNITY MANAGER

Effective 3/8/21, please welcome Beth Wood as your new Community Manager! Send all future correspondences directly to Beth via email at bw@socalenterprise.com or by calling So Cal Property at (951) 270-3700 Ext. 208

Homeowners:

Please be sure to update your contact info.

ANNUAL TERMITE TREATMENT & WOODWORK

(REMINDER)

The annual termite inspections were conducted and management is waiting on reports. Should you be concerned with regard to termites in your unit and had an inspection conducted and are still in need of the report, please contact management so that it can be obtained and forwarded to you.

Woodwork is being repaired throughout the property, weather permitting. PBM Construction has placed notices on building where work is being completed.



TENANT REGISTRATION

Please remember that all owners must register new renters. Tenant registration forms can be found by going to www.socalenterprise.com.

LAUNDRY MACHINE REPLACEMENT INFORMATION

The new machines have finally been installed as contracted with All Valley Washer Service. The new devices do not have liquid dispensers. As the new machines are "old school" Top Loading washers.

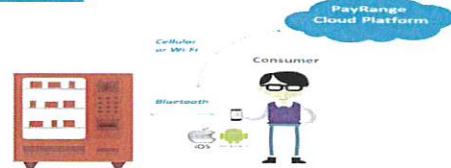
Dryers do not have covers for lint traps and are also old school, therefore the screen is the lint trap.

To better use the machines, you are able to download The Smart Phone App, which is very easy to use (see information below). The machines take coins as well as the app which allows you to prepay and store money on the app. If you have any concerns or problems with the new equipment, please contact management. PayRange is a mobile wallet app that makes paying machines easy.

The first time:

1. Download the PayRange App
2. Create a PayRange account
3. Load funds
4. Make purchases from a PayRange enable machine

How it Works



The next time:

1. Make purchases from a PayRange enabled machine

The consumer downloads the PayRange app, creates their account, and securely loads funds with a credit or debit card into the wallet. The PayRange app communicates with the PayRange enabled machine via Bluetooth connection on the consumer's phone.

The app connects to the PayRange Cloud Platform via the phone's cellular or Wi-Fi connection to:

- Authorize funds being added
- Verify offers or discounts being redeemed
- Confirm the consumer has adequate balance to purchase
- Upload the transaction that was made
- Download updates

The consumer interacts with the app to make a purchase from the machine by swiping the phone's screen to pay. The account balance is transferred to the machine, so the consumer can make their selection. The item is purchased, and the remaining balance is transferred back to the consumers wallet.

PayRange Contact Information:

Website: www.payrange.com

Phone: 855-856-6398

Email: support@payrange.com



PEACE & QUIET

Activities prohibited at all times within the complex units and grounds are listed below but may not include all prohibited activities. Any violation may result in fines, cost of repair and/or suspension of privileges.

1. Skateboarding, Roller Skating, Scooters, etc. **IS STRICTLY PROHIBITED IN THE COMMON AREAS OF THE COMPLEX**, including pool areas, sidewalks, driveways and carports.
2. Any activity, which damages common property, landscaping, etc., or violates accepted safety practices.
3. Bouncing a ball against the exterior of any building, door, cars, garage, etc. Ball playing: baseball, football, team sports in grassy areas.
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Quiet Hours

Monday through Friday: 9:00pm to 8:00am

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VILLA LA VERNE HOMEOWNERS ASSOCIATION



MARCH 2021



VERONICA MONEY, COMMUNITY MANAGER
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vm@socalenterprise.com
Phone: (951) 270-3700 • Fax: (951) 270-3709
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NEXT REGULAR BOARD MEETING

Date: Wednesday, March 24, 2021
Time: 6:30 p.m. (General Session)
Zoom: <https://us02web.zoom.us/j/81012977617?pwd=YXRkdWpSc2FhU2E4clhZQzdDVkgvdz09>
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RECYCLE SCHEDULE CHANGE (UPDATE)

Beginning February 1, 2021 your recycling and green waste service will return to regular schedule. Please put your trash, green waste and recycle carts out for service. We thank you for your patience and understanding during these challenging times.



TRASH CANS PLACEMENT (Owners & Residents)

It has been reported and witnessed that when placing the trash cans in the alley, some cans are being placed too closely to driveways, making it hard to enter into spots. Please refrain from placing the cans too closely to the driveway and be more courteous of your neighbors.

ANNUAL TERMITE TREATMENT & WOODWORK

The annual termite inspections were conducted and management is waiting on reports. Should you be concerned with regard to termites in your unit and had an inspection conducted and are still in need of the report, please contact management so that it can be obtained and forwarded to you.

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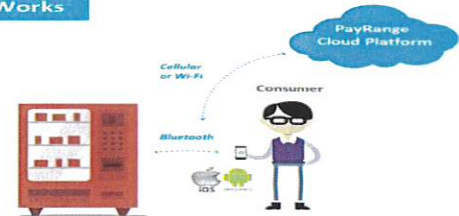
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VILLA LA VERNE HOMEOWNERS ASSOCIATION

Happy Valentine's Day

FEBRUARY 2021



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COMMUNITY NEWS & REMINDERS

BULLETIN



GENERAL NOTICES, NEWSLETTERS & MEETING AGENDAS

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

ANNUAL TERMITE TREATMENT & WOODWORK

The annual termite inspection is being conducted and the report will be ready soon. Should you have any concerns regarding termites in your unit and would like the report, please contact management.



PBM Construction has begun repairs and replacement of termite damaged wood. **DO NOT ATTACH ANYTHING IN THE FRESHLY REPLACED WOOD!**

NOTE: PLEASE CHECK THE LAUNDRY ROOMS FOR DETAILED SCHEDULE OR FOR YOUR SPECIFIC BUILDING REPAIRS.

You will need to remove any personal attachments from the wood. IF YOU HAVE A SATELLITE DISH ATTACHED IN AN AREA OF REPAIR, IT WILL BE REMOVED. EVERY EFFORT WILL BE MADE TO REINSTALL THE DISH, HOWEVER, IF YOU HAVE NOT RECEIVED OFFICIAL APPROVAL FOR THE INSTALLATION OF A SATELLITE DISH OR CABLE CONNECTION AND IT WILL NEED TO BE REATTACHED, OFFICIAL APPROVAL OF THE INSTALLATION WILL NEED TO BE GAINED BY SUBMITTING AN ARCHITECTURAL REQUEST FORM. PLEASE CHECK ASSOCIATION RULES AND REGULATIONS PERTAINING TO SATELLITE DISHES.

HOLIDAY DECORATIONS/LIGHTING (REMINDER)



We would like to remind everyone to takedown any holiday lighting/décor. Lights and decorations that remain up are in violation and may be removed by the Homeowners Association at the owner's expense, per the rules and regulations.

WROUGHT IRON

On many inspections, it has been noted that there are attachments to the railing of the back units. Specifically, items such as planter hangers, lighting, flag pole holders (with screws puncturing the wrought iron). This is not allowed. This is considered common area of the association and as such, any damage to the wrought iron is to be maintained by the Association. **DO NOT ATTACH ANYTHING TO THE WROUGHT IRON.** Any damages to the common area will be repaired and billed back to the owner for reimbursement.





LAUNDRY MACHINE REPLACEMENT (UPDATE)

THE TIME IS FINALLY HERE! All Valley Washer Service has made arrangements for removal, delivery and setup of the new washer & dryers for our community. Below are the dates and can take up to 3 days for installation:

1/19 - Winfield (13) / Pepper (12)

1/26 - Knollwood (22) / Lomeli (3)

2/2 - Bolling (3) / College (8) / White (14)

Please be sure to remove any items from the laundry room in order to ensure a smooth transition.

These dates are tentative and could change due to unforeseen circumstances due to COVID. We will do our best to keep everyone updated. Notices were posted by management on every laundry room door. If your door does not have a notice, it was not removed by management and is still scheduled to be replaced.

NOTE: Ripped screens are being removed from the laundry room windows and the windows will be nailed shut in an effort to keep vandalism costs down.

SIGNAGE

1. Only Real Estate "For Sale", "For Lease" or "Rent" signs may be displayed. Such signs shall not exceed eighteen (18) inches by twenty-four (24) inches in size, and must be professionally prepared and displayed from within the unit. One (1) such sign is permitted per unit. Exterior signs, political signs, posters, or stickers may not be displayed.
2. No other signs are permitted to be posted in the common area (outside units). NO STAKES MAY BE DRIVEN INTO THE COMMON AREA AT ANY TIME! No sign or decoration may be placed on the stucco, roof siding, eaves, walls, fences or any similar common area.
3. Personal banners (birthday, showers, graduation, etc.), decorative flags, or holiday banners, flags, signs, etc. are not permitted except as required by civil code.



PARKING & GARAGES REMINDER

Parking Garages

1. Garages are shared between two (2) homeowners. The garage is common area and maintained by the HOA. For this reason the HOA has access to all garages at all times. Garage inspections are ongoing and performed by the management company and the Board of Directors.
2. The garage must be kept clean at all times. The garage floor must be kept free of debris and material that could constitute a fire hazard. Any oil drips or deposits must be cleared up immediately and the vehicle must be repaired to eliminate future oil debris. Storage in the garage is limited to trashcans, bikes, barbecues, and other small items that can be stored against the side of the garage. A vehicle must be able to fit into your space in the garage whether you park your car there or not. Access to the garage door, storage areas, and vehicles for both units are mandatory since garages are shared and considered a common area. No gasoline or other combustible liquid or product may be stored in the garage. The garage door must remain closed except when car is being parked in or removed from the garage or for temporary cleaning of garage while person is in the direct performance of that task.
3. The garage may NOT be used for storage of off-road or unregistered vehicles.
4. Trash must be put out every Monday and may not be stored in the garage.
5. Garages may NOT be used for parties, social gatherings, etc.
6. Garages may NOT be used as a place of business. Car repairs, workshops, are not permitted in the garages.

Parking

1. Do not park vehicles in the alleyways/fire lanes. Violating vehicles will be towed away at the owners expense (CVC22658). Do not park in the red zone. La Verne Police Department will be called and no warning notice will be provided.
2. Parking is limited to your garage and garage apron directly behind your garage space. Maximum of two (2) vehicles (or motorcycle accepted). No vehicle may extend beyond the edge of the garage apron into the alleyway or onto the grass. No commercial vehicles damage the common area grass and make it difficult for others to pull into their designated parking spots. Please obtain a street parking permit from La Verne Police Department if you have one of these vehicles.
3. All numbered parking spaces are for the use of the owner, their tenants, or guests and by no other person.



RECYCLE SCHEDULE CHANGE

Please note that recycles are now being picked up EVERY OTHER week starting from Monday, January 11th with the next scheduled pick up being Monday, January 25th, etc.



TENANT REGISTRATION

Please remember that all owners must register new renters. Tenant registration forms can be found by going to **www.socalenterprise.com**.

UTILITY SAVINGS

As the association pays for water, please take the time to repair any leaking faucets and toilets. Repairing these items will help keep association costs down. Running water, such as broken sprinklers, irrigation lines, laundry lines, hose bibs, etc. should be reported to management immediately. IF YOU SEE SOMETHING, SAY SOMETHING!



**Please review the Rules and Regulations for detailed rules.
Residents in violation of any rules, in general, are subject to violations and/or fines.**

VILLA LA VERNE HOMEOWNERS ASSOCIATION

Happy New Year!

JANUARY 2021



VERONICA MONEY, COMMUNITY MANAGER
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 REGULAR BOARD MEETING

Date: Wednesday, January 27, 2021
Time: 6:30 p.m. (General Session)
Zoom: <https://us02web.zoom.us/j/81012977617?pwd=YXRGRdIpSd2FhU2E4clhZQzdDVkgvdz09>
Meeting ID: 810 1297 7617 **Passcode:** 296096

Board of Directors

Elizabeth "Liz" Hermosillo	President	October 2023
Susan Beall	Treasurer	October 2023
Nanette Goforth	Secretary	October 2021
Suren Kapadia	Member at Large	October 2021
Susana Avendano	Member at Large	October 2022



HOA INFORMATION

- ◆ **FOR FIRE, MEDICAL OR POLICE EMERGENCIES: CALL 911**
- ◆ **La Verne Police Department**
(909) 596-1913 (non-emergency)
- ◆ **Assessment Payment Address:**
Villa La Verne HOA
PO Box 980966
West Sacramento, CA 95798
- ◆ **So Cal Property Enterprises, Inc.:**
1855 Sampson Avenue
Corona, CA 92879
Phone (951) 270-3700
Fax (951) 270-3709
www.socalenterprise.com
- ◆ **After-Hours Property Emergencies:**
(951) 270-3700, 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, Owner Forms, Etc.:**
www.socalenterprise.com
- ◆ **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.

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NEWSLETTER



We can only send newsletters to everyone that has signed up to receive emailed statements. Please visit the So Cal Property portal for Villa La Verne at www.socalenterprise.com so that you may obtain the newsletter electronically by receiving electronic statements.

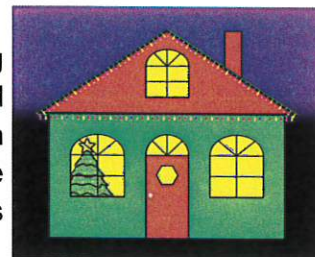
CLOSED

OFFICE CLOSED

In observance of New Years Day our office will be closed on **Friday, January 1st, 2021.**

HOLIDAY DECORATIONS

Please have your holiday lighting removed by January 5th. Lights and decorations up after that period are in violation and may be removed by the Homeowners Association at the owner's expense, per the rules and regulations.





2021 ASSESSMENT INCREASE (REMINDER)

The Villa La Verne-Home Owners Association - Board of Directors has met and reviewed the management's proposed budget for 2021, the 2019 VLV Financial Statements and the 2018 Reserve Study recommendation. A \$25 increase for the monthly assessment was suggested, after careful review of the noted documents the VLV Board determined some components listed in the Reserve Study have more life expectancy, the funding status of VLV-HOA is currently in a strong position and to remain sensitive to the homeowner's financial status the VLV-HOA Board has unanimously agreed that a fifteen (\$15) dollar increase of assessment is what is suitable at this time.

Effective January 1, 2021, the new Villa La Verne monthly assessment will be three hundred and thirty (\$330) dollars for each unit. The assessment increase of \$15 will allow the VLV-HOA operating and reserve fund to remain financially solvent to cover current and future expenses for the community.

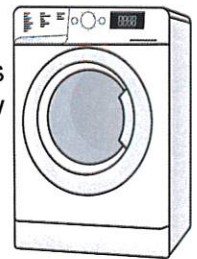
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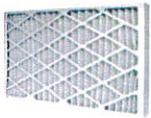
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Please be sure to remove any items from the laundry room in order to ensure a smooth transition.



Filters

Please remember to check and clean or change your HVAC filters on a monthly basis to help eliminate dust and condensation.

HAVE YOU CHECKED YOUR SMOKE ALARMS RECENTLY?

- Test smoke alarms monthly
- Replace batteries every 6 to 12 months (with time change)
- Install new alarms every 10 years



STORAGE CLOSETS

There have been many reports of leaks in storage closets resorting in mold remediation. Please check your storage closet 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.



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