

# VILLA LA VERNE HOMEOWNERS ASSOCIATION



DECEMBER 2020



**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:** 4:30 p.m.

**Zoom:** [https://us02web.zoom.us/j/81012977617?](https://us02web.zoom.us/j/81012977617?pwd=YXRGRdlpSdZFlUZE4clhZQzdDVk9vdz09)  
[pwd=YXRGRdlpSdZFlUZE4clhZQzdDVk9vdz09](https://us02web.zoom.us/j/81012977617?pwd=YXRGRdlpSdZFlUZE4clhZQzdDVk9vdz09)

**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 980666  
West Sacramento, CA 95798
- **So Cal Property Enterprises, Inc.:**  
1855 Sampson Avenue  
Corona, CA 92879  
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[www.socalenterprise.com](http://www.socalenterprise.com)
- **After-Hours Property Emergencies:**  
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- **Inquiries & Address Changes:**  
Please send via email, fax, or mail  
[frontdesk@socalenterprise.com](mailto:frontdesk@socalenterprise.com)
- **Patrol Master (Security):** (714) 426-2526
- **Sanders Towing:**  
(909) 599-3178
- **HOA Rules & Regulations, Owner Forms, Etc.:**  
[www.socalenterprise.com](http://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

In observance of Christmas & New Years, our office will be closed **Thursday, December 24th, Friday, December 25th & Friday, January 1st.**



## 2021 ASSESSMENT INCREASE

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.

## BULLETIN



## GENERAL NOTICES & MEETING AGENDAS

For your convenience, general notices and meeting agendas are posted on the bulletin boards located by the pool entrances.

### LAUNDRY MACHINE REPLACEMENT (UPDATE)

The laundry machine contract with CSC has finally been terminated. The new laundry machine company will be All Valley Washer Service. Arrangements for removal and delivery and setup of the new washers and dryers for our community are scheduled to take place starting January and will take up to 3 days to transition. The tentative dates for the laundry machine replacements are as follows:



1/19 - Knollwood (22) / Lomeli (3)  
1/26 - Winfield (13) / Pepper (12)  
2/2 - Bolling (3) / College (8) / White (14)

These dates are tentative and could change due to unforeseen circumstances due to COVID. We will do our best to keep everyone updated. Do not leave any items in machines so that these replacements can take place, otherwise they will be removed & disposed of.

### OVERSIZED ITEMS



PLEASE DO NOT LEAVE LARGE ITEMS OUT WITHOUT NOTIFYING MANAGEMENT. As part of the refuse service, the association has a number of free bulky item pick-ups. Should you require a pick-up, please contact Jacob in our office to assist you. You can also email him at [frontdesk@socalenterprise.com](mailto:frontdesk@socalenterprise.com).

Do not leave items on the property until the night before pick-up. If items are being removed at your cost, please inform management of your intentions so that we are aware, should a resident report you address as a violation, PLEASE AVOID THIS HASSLE AND COMMUNICATE WITH MANAGEMENT.

### TRASH CAN (UPDATE)

Switching of the cans is underway and is being conducted in very small phases as Waste Management cannot handle a large volume of service. If your cans are broken, please call management immediately to have them replaced. The trash cans that are approved for the community are the Standard (64 Gallon) or smaller. All OVERSIZED cans are being replaced automatically.



### MAILBOX AREA

Please refrain from posting, attaching or affixing any items on the mailboxes. Specifically, lost pet notices are being seen attached to the boxes. You may attach any notices to city street light poles for extended times. You may also post a notice FOR ONE DAY ONLY on the outside of the bulletin boards located at the Winfield and Pepper pools. PLEASE NOTIFY MANAGEMENT PRIOR TO POSTING A NOTICE SO THAT MANAGEMENT IS AWARE AND DOES NOT REMOVE THE SIGN WHEN ON THE PROPERTY.

### FLAG DISPLAYED

If you have a faded flag displayed, specifically the American flag, at your home, please have it replaced with a new flag so that it can be proudly & brightly displayed. Do not attach to wrought iron.



Please remember that all owners must register new renters. Tenant registration forms can be found by going to [www.socalenterprise.com](http://www.socalenterprise.com).

### ANNUAL TERMITE TREATMENT/REPAIRS

PBM Construction has been retained for repairs and replacement of termite damaged wood and is expected to begin on Bolling on December 7th, weather permitting. The repairs are expected to take up to 2 weeks, then moving on to College for repairs. 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.

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



## HOLIDAY DECORATIONS

It's the holiday season!! The following are a few basic rules we would like to remind residents to adhere to for decorations.

- **Decorations are only permitted on the door or windows of a home and may not be installed in the common area.**
- Christmas lights and decorations placed on your unit may not be put up on the roofs or in the landscaping.
- Christmas lights and decorations should be up no sooner than Thanksgiving and removed by January 5th of the next year. Lights and decorations up after that period are in violation and may be removed by the Homeowners Association at the owner's expense.
- Any other decorations for major or other holidays may be displayed no sooner than two weeks before the holiday and must be removed within seven days after the holiday. No Halloween structures, webbing, bales of hay, or similar items are permitted in the common area.

For further information, please review the rules and regulations.

## PROTECT HOLIDAY MAIL & PACKAGES



During the holiday season, there is an increase in mail and packages which can lead to a crime of opportunity. You may one to consider the following tips to help protect your holiday packages:

- If you know you're not going to be home to receive a delivery, have it sent to your work or to someone who will be home.
- Always try to request signature confirmation.
- Ask the package delivery company to hold the package at its location. If you're going to be away for the holidays, ask your local post office to hold your mail.
- Don't leave a note on your door telling the driver where to hide your package.
- Some delivery services offer text, email or web-based alerts to track your package and let you know when it has been delivered.

## HOLIDAY TREE SAFETY TIPS

Minimize the chances of your Holiday Tree catching fire by following these guidelines:

- Pick a fresh looking tree
- Keep the tree watered
- Keep the tree away from heat
- Shake the tree of dead pine needles on occasion
- Check the trees lights to ensure no exposed wiring
- Turn off your trees lights at night and get rid of your tree soon after the holiday



## CITY OF LAVERNE TEEN CENTER

All residents should have received a notice from the city with regards to plans to build a teen center at Flores Park with the entrance along College Avenue in the mail advising of the October 20th meeting date. Although the date has past, any concerns you may have with regard to the new installation should be placed in writing and directed to the city at [mmccurley@cityoflaverne.org](mailto:mmccurley@cityoflaverne.org) call (909) 596-8706

## WATER SAVINGS



Next to air, water is the most important element for the preservation of life. Water is a finite commodity which, if not managed properly, will result in shortages in the near future. Water conservation can go a long way to help alleviate these impending shortages. Should you be considering water savings options that provide a rebate incentive that requires a utility bill for rebate, you may obtain the bill from management. Please consider water savings below:

1. **Check your toilet for leaks** - Put a few drops of food coloring in your toilet tank. If, without flushing, the coloring begins to appear in the bowl, you have a leak that may be wasting more than 100 gallons of water a day.
2. **Stop using your toilet as an ashtray or wastebasket** - Every cigarette butt or tissue you flush away also flushes away five to seven gallons of water.
3. **Put a plastic bottle in your toilet tank** - Put an inch or two of sand or pebbles in the bottom of a one liter bottle to weigh it down. Fill the rest of the bottle with water and put it in your toilet tank, safely away from the operating mechanism. In an average home, the bottle may save five gallons or more of water every day without harming the efficiency of the toilet. If your tank is big enough, you may even be able to put in two bottles.
4. **Take shorter showers** - A typical shower uses five to ten gallons of water a minute. Limit your showers to the time it takes to soap up, wash down and rise off.
5. **Install water-saving shower heads or flow restrictors** - Your hardware or plumbing supply store stocks inexpensive shower heads or flow restrictors that will cut your shower flow to about three gallons a minute instead of five to ten. They are easy to install, and your showers will still be cleansing and refreshing.
6. **Take baths** - A partially filled tub uses less water than all but the shortest showers.
7. **Turn off the water while brushing your teeth** - Before brushing, wet your brush and fill a glass for rinsing your mouth.
8. **Turn off the water while shaving** - Fill the bottom of the sink with a few inches of warm water in which to rinse your razor.
9. **Check faucets and pipes for leaks** - Even a small drip can waste 50 or more gallons of water a day.
10. **Use your automatic dishwasher for full loads only** - Every time you run your dishwasher, you use about 25 gallons of water.
11. **Don't let the faucet run while you clean vegetables** - Rinse your vegetables instead in a bowl or sink full of clean water.
12. **If you wash dishes by hand, don't leave the water running for rinsing** - If you have two sinks, fill one with rinse water. If you have only one sink, first gather all your washed dishes in a dish rack, then rinse them quickly with a spray device or a pan of water.
13. **Check faucets and pipes for leaks** - Leaks waste water 24 hours a day, seven days a week. An inexpensive washer is usually enough to stop them.
14. **Check for leaks in pipes, hoses faucets and couplings** - Leaks outside the house are easier to ignore since they don't mess up the floor or keep you awake at night. However, they can be even more wasteful than inside water leaks especially when they occur on your main water line.



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## NEXT REGULAR BOARD MEETING

**Date:** TBD (due to holidays)  
**Time:** 6:30 p.m.  
**Location:** Call So Cal Property the day before the meeting for location or conference call login information and credentials.

## Board of Directors

Elizabeth "Liz" Hermosillo	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 2022



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PO Box 980966  
West Sacramento, CA 95798
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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

### THANKSGIVING HOLIDAY SCHEDULE

In observance of the Thanksgiving holiday, our office will be closed on the following days:

**Thursday, November 26th & Friday, November 27th**

### HOLIDAY DECORATIONS

It's the holiday season!! The following are a few basic rules we would like to remind residents to adhere to for decorations.

- **Decorations are only permitted on the door or windows of a home and may not be installed in the common area.**
- Christmas lights and decorations placed on your unit may not be put up on the roofs or in the landscaping.
- Christmas lights and decorations should be up no sooner than Thanksgiving and removed by January 5th of the next year. Lights and decorations up after that period are in violation and may be removed by the Homeowners Association at the owner's expense.
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## GENERAL NOTICES & MEETING AGENDAS

For your convenience, general notices and meeting agendas are posted on the bulletin boards located by the pool entrances.

## COMMITTEE VOLUNTEERS

We are in need of volunteers to help with the community. This is a great way to get involved in the business of the association. Currently we are asking for landscape committee volunteers, but also have a parking committee. If you would like to serve on a committee, please notify management to send you a Committee Member Interest Form.



## PESTS



Pest Control is conducted every 3rd and 4th Friday of the month. Please note that you are able to contact Elite Pest Management directly to have the interior of your unit serviced at a reduced rate. Rates and contact information for Elite are located in the HOA Information section on the front of this newsletter.

## GUEST PARKING

Parking is first come first serve. Be reminded that no vehicles are to be stored or parked in guest parking for over 72 hours. Vehicles will be towed if parked in excess of 72 hours. Should you see any vehicles stored in guest parking, please contact management or Patrol Masters directly to report vehicles.



## LAUNDRY MACHINE REPLACEMENT



Laundry contract with CSC is in the process of being terminated and laundry machines being replaced. The schedule has not been received yet but more information will be placed on the boards and notice being placed on each building. Please look out for the notifications.

## TRASH CAN UPDATE

Switching of the cans is underway and is being conducted in very small phases as Waste Management cannot handle a large volume of service. If your cans are broken, please call management immediately to have them replaced.



## OVERSIZED ITEMS



PLEASE DO NOT LEAVE LARGE ITEMS OUT WITHOUT NOTIFYING MANAGEMENT. As part of the refuse service, the association has a number of free bulky item pick-ups. Should you require a pick-up, please contact Jacob in our office to assist you. You can also email him at [frontdesk@socalenterprise.com](mailto:frontdesk@socalenterprise.com).

Do not leave items on the property until the night before pick-up. If items are being removed at your cost, please inform management of your intentions so that we are aware, should a resident report you address as a violation. PLEASE AVOID THIS HASSLE AND COMMUNICATE WITH MANAGEMENT.

## COMMON AREA WATER USAGE

Since the association pays for the water used in the community, 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, driveways, windows or animals.
- Absolutely NO water is to be sprayed in garages or laundry rooms.
- You MAY clean your refuse bins with association water on Monday prior to placing your bins back in the garage.

The violation of this rule will result in a \$200.00 fine.



## RAIN GUTTERS/ROOF UPDATE



Winter season is upon us and the association is preparing to have the rain gutters and roof cleaned before the rains come. American Rain Gutter will be placing the schedule at each building to notify when service will be as this will need to be completed over a few days. Please remember that it is your responsibility to have any items from under the gutters or roof put away so that they are not damaged or stained of falling debris.

Please review the Rules and Regulations for detailed rules.  
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OCTOBER 2020



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## NEXT REGULAR BOARD MEETING

**Date:** Wednesday, October 28, 2020  
**Time:** 6:30 p.m.  
**Location:** Call So Cal Property the day before the meeting for location or conference call login information and credentials.

## Board of Directors

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Susan Beall	Treasurer	October 2020
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## COMMUNITY NEWS & REMINDERS

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### PESTS



It has been reported that rodents are able to enter through holes that enter the unit for the air conditioning lines. Please check any entrance points to your HVAC system and ensure that these points are closed off so that pests do not enter the building. Should there be any holes in the stucco that needs to be repaired, please contact management immediately.

### COMMITTEE VOLUNTEERS

We are in need of volunteers to help with the community. This is a great way to get involved in the business of the association. Currently we are asking for landscape committee volunteers, but also have a parking committee. If you would like to serve on a committee, please notify management to send you a Committee Member Interest Form.



### PACKAGE DELIVERY (UPSTAIRS UNITS)



Please refrain from adding signage on the garage doors or you address plate to identify placement of packages. Please advise any deliveries that packages are to be delivered upstairs.

Please remember that all owners must register new renters. Tenant registration forms can be found by going to [www.socalenterprise.com](http://www.socalenterprise.com).





## THEFT

It has been reported that there are kids coming from Flores park into the community, stealing scooters and bikes. Please take note of this and take necessary steps to secure your property. Instances during the day should be reported directly to the police.



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



### CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
07/18/2020

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).

<b>PRODUCER</b> Fresnoville Insurance Agency 24401 Del Prado, Suite 3 License #0748433 Dana Point CA 92629	<b>CONTACT</b> NAME: [Blank] PHONE: (949) 487-9626 FAX: (949) 487-9626 E-MAIL: [Blank] ADDRESS: [Blank]														
<b>INSURED</b> Villa La Verne Homeowners Association  c/o SoCal Property Enterprise 1855 Simpson Avenue Corona CA 92879	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="text-align: left;">INSURER(S) AFFORDING COVERAGE</th> <th style="text-align: left;">NAIC #</th> </tr> <tr> <td>INSURER A: Farmers Insurance Exchange</td> <td>21852</td> </tr> <tr> <td>INSURER B: Great American Alliance Insurer</td> <td>26832</td> </tr> <tr> <td>INSURER C: AmTrust North America</td> <td>18954</td> </tr> <tr> <td>INSURER D:</td> <td></td> </tr> <tr> <td>INSURER E:</td> <td></td> </tr> <tr> <td>INSURER F:</td> <td></td> </tr> </table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A: Farmers Insurance Exchange	21852	INSURER B: Great American Alliance Insurer	26832	INSURER C: AmTrust North America	18954	INSURER D:		INSURER E:		INSURER F:	
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**COVERAGES**      **CERTIFICATE NUMBER:** Cert ID 18471      **REVISION NUMBER:** [Blank]

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.

LINE	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE	POLICY EXPIRATION DATE	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> *D&O is Claims Made <input checked="" type="checkbox"/> D&O Limit: \$1,000,000 (GENERAL AGGREGATE LIMIT APPLIES PER POLICY) <input type="checkbox"/> POLICY <input type="checkbox"/> OCCUR <input type="checkbox"/> LOC <input type="checkbox"/> OTHER	68677-27-07	06/01/2020	06/01/2021	EACH OCCURRENCE: \$ 3,000,000 DAMAGE TO RENTED PREMISES (CA EMPLOYED): \$ 75,000 MED EXP (Any one person): \$ 5,000 PERSONAL & AUTO INJURY: \$ 3,000,000 GENERAL AGGREGATE: \$ 6,000,000 PRODUCTS - COMPOS AGG: \$ 3,000,000 D&O Liability: \$ 1,000,000
A	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTO ONLY <input type="checkbox"/> SCHEDULED AUTO <input checked="" type="checkbox"/> HIRED AUTO ONLY <input checked="" type="checkbox"/> RENTED AUTO ONLY	68677-27-07	06/01/2020	06/01/2021	COMBINED SINGLE LIMIT (CA AGGREGATE): \$ 3,000,000 BODILY INJURY (Per person): \$ [Blank] BODILY INJURY (Per accident): \$ [Blank] PROPERTY DAMAGE (Per accident): \$ [Blank]
B	<input checked="" type="checkbox"/> UMBRELLA LIABILITY <input type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> D&O <input type="checkbox"/> RETENTION \$	ISO666150	06/01/2020	06/01/2021	EACH OCCURRENCE: \$ 5,000,000 AGGREGATE: \$ 5,000,000
C	BUSINESS COMPENSATION AND EMPLOYERS' LIABILITY ANY EMPLOYER OR ANY PARTIAL EMPLOYER (MANDATORY IN CA) If yes, describe under DESCRIPTION OF OPERATIONS below	WMC3430016	06/01/2020	06/01/2021	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> PER POLICY C.L. EACH ACCIDENT: \$ 1,000,000 C.L. DISEASE - CA EMPLOYED: \$ 1,000,000 C.L. DISEASE - POLICY LIMIT: \$ 1,000,000
AB	Fidelity Bond	68677-27-07	06/01/2020	06/01/2021	Fidelity Bond Deductible \$500
A	Property (R/C)	68677-27-07	06/01/2020	06/01/2021	Property Deductible \$5,000

DESCRIPTION OF OPERATIONS: LOCATIONS (VEHICLES, ACCORD 011, Addressed Property Substantia, and the attached items agree to required)  
 (R) Excess Fidelity Bond \$500,000 Policy #223-191-14-74-09911-01 Effective 06/01/2020-06/01/2021  
 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 & Nail Included, Building Ordinance Coverage:  
 A(Uninsured)-Excluded, B(Demolition)-\$1,750,000, C(Increased Construction Cost)-\$3,425,000.  
 \*CANCELLATION: 30 DAY NOTICE, EXCEPT 15 DAY NOTICE FOR NON-PAYMENT OF PREMIUM.

<b>CERTIFICATE HOLDER</b>  SoCal Property Enterprise, Inc.  1855 Simpson Avenue  Corona CA 92879	<b>CANCELLATION</b>  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 
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# VILLA LA VERNE HOMEOWNERS ASSOCIATION



SEPTEMBER 2020



**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, September 23, 2020  
**Time:** 6:30 p.m.  
**Location:** Call So Cal Property the day before the meeting for location or conference call login information and credentials.

## Board of Directors

Elizabeth "Liz" Hermosillo	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 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 95796
- **So Cal Property Enterprises, Inc.:**  
1855 Sampson Avenue  
Corona, CA 92879  
Phone (951) 270-3700  
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[www.socalenterprise.com](http://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](mailto:frontdesk@socalenterprise.com)
- **Patrol Master (Security):** (714) 426-2526
- **Sanders Lock Key & Towing:**  
Garage/Pedestrian Door & Laundry Room Keys  
(909) 589-3178
- **HOA Rules & Regulations, Owner Forms, Etc.:**  
[www.socalenterprise.com](http://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 \$45.00 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

### General Notices & Meeting Agendas

For your convenience, general notices and meeting agendas are posted on the bulletin boards located by the pool entrances.

### BULLETIN



### 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.



### Laundry Rooms



The laundry room trashcans are rather small and not for disposing of regular trash. Please use this only for regular laundry trash such as lint trap waste and softener sheets. Your understanding is appreciated!

Please remember that all owners must register new renters. Tenant registration forms can be found by going to [www.socalenterprise.com](http://www.socalenterprise.com).



## Maggot Problem



Reports of maggots located in and around garages are being received. It is starting to get hot and it is that time of year. Flies get into cool places, lay eggs and presto, Maggots! The best and only real way to solve the problem is to keep the trashcans cleaned with soap and water, bleach, Pine Sol, etc. Please remember to keep your trash bagged to discourage more flies from coming.

If there are any openings in the drywall or stucco inside the garage, please notify management so that they can be repaired.

For any pest control issues in the garage, please contact management to determine responsibility and to schedule the service call.

No storage of household items is allowed in garages.

Cleaning and keeping the garages clean is the residents responsibility!



## Filters

Please remember to check and clean or change your filters on a monthly basis.

## Potted Plants

Only 2 potted plants are allowed within the community. This refers to ALL units, balconies included. Please remove any extra potted plants you may have and store them out of the common area. If you have a shelf on the outside of your window, you may have more plants on this shelf. Please ensure drip pans are used.



## Satellite Dishes



AND ANY OTHER WIRING FOR CABLE/INTERNET 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 owner's expense. If you are a homeowner leasing your unit to a tenant: You are responsible for any satellite dishes left behind after your tenant leaves the unit a fine of \$100 will be assessed for each satellite dish left behind. Each homeowner has the right to refuse tenants from installing these dishes. You may stipulate in your lease that only cable or FIOS is allowed in your unit. The HOA Board of Directors reserves the final decision on all satellite dish approvals and location of installation.

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



**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, August 26, 2020  
**Time:** 6:30 p.m.  
**Location:** Call So Cal Property the day before the meeting for location or conference call login information and credentials.

## Board of Directors

Elizabeth "Liz" Hermosillo	President	October 2020
Susan Beal	Treasurer	October 2020
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 95796
- ♦ **So Cal Property Enterprises, Inc.:**  
1855 Sampson Avenue  
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[www.socalenterprise.com](http://www.socalenterprise.com)
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- ♦ **Patrol Master (Security):**  
(714) 426-2526
- ♦ **Sanders Lock Key & Towing:**  
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(909) 599-3178
- ♦ **HOA Rules & Regulations, Owner Forms, Etc.:**  
[www.socalenterprise.com](http://www.socalenterprise.com)
- ♦ **General Notices & Meeting Agendas:**  
Posted at the bulletin boards located by the pool entrances for your convenience.
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The cost for General Pest Control is \$25.00 (interior, backyard or garage) and \$45.00 for Rats/Mice. 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!!

Please report all vandalism to Patrol Masters and La Verne Police Department.



## COMMUNITY NEWS & REMINDERS



### PEST CONTROL ISSUES

Due to the increase in pest control issues, Elite Pest Control will be out to spray around the property twice a month on the 3rd and 4th Friday of every month.

### TRASH CANS

It has been noticed that there are 3 different size trash cans. The approved size for the community is 64 gallons (a monthly price of \$21.88). An inspection of the trash can sizes has already been conducted and it was found that the 35 gallon and the 96 gallon are being used. We will be having all large trash cans replaced by September automatically.

### RECYCLE BINS

If you currently do not have a recycle bin, the City of La Verne requires that all household participate in this program. Please contact management to make arrangements to obtain one.

### BULK ITEMS

PLEASE DO NOT LEAVE LARGE ITEMS OUT WITHOUT NOTIFYING MANAGEMENT. As part of the refuse service, the association has a number of free bulky item pick-ups. Should you require a pick-up, please contact Jacob in our office to assist you. You can also email him at [frontdesk@socalenterprise.com](mailto:frontdesk@socalenterprise.com).

Do not leave items on the property until the night before pick-up. If you will have this removed at your cost, please inform management of your intentions so that we are aware, should a resident report your address as a violation. PLEASE AVOID THIS HASSLE AND COMMUNICATE WITH MANAGEMENT.



Please remember that all owners must register new renters. Tenant registration forms can be found by going to [www.socalenterprise.com](http://www.socalenterprise.com).

## **SIGNS**

REMEMBER: NO LAWN SIGNS ARE NOT ALLOWED. Any signs seen on the lawn will be removed from the common area and disposed of per the association rules and regulations regarding: **Signs and Flags**

**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.

**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.

Personal banners (birthday, showers, graduation, etc.), decorative flags, or holiday banners, flags, signs, etc. are not permitted except as required by civil code.

## **COMMON AREA WATER**

Since the association pays for the water used in the community, 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.

## **LANDSCAPE UPDATE:**

It has been reported by the landscapers that the common area plantings are being damaged by dogs and cats. Owners: The cost to restore the common area due to animal activity will be assessed back to the unit owner if witnessed in coordination with CC&R's. Please reference your documents for the board's authorization to enforce this action.

## **CONCRETE UPDATE:**

The association is undertaking a concrete replacement project on College, Lomeli and Bolling that should be of minimal inconvenience. For those owners who have residents, you will need to be sure you notify your tenants of the pending work and to look for notices that will be posted prior to the work being conducted.

There has also been areas of concrete damage due to the over excessive water coming out of the condensation line for the air conditioning units. If your unit is having more than drops at a time, you will need to clean or replace the filters for your air unit. Please have this done immediately, otherwise, the board may choose to conduct an alternate method such as having a drain line installed to avoid further damage, and assessing back the costs. Your cooperation is greatly appreciated.

Please remember to check and clean or change your filters on a monthly basis to avoid the above matters.

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



City of La Verne Municipal Services  
3660 D Street  
La Verne, CA 91750

FIRST CLASS  
MAIL  
PRESORTED  
U.S. POSTAGE  
PAID  
DATAPROSE

**This notice contains instructions on how to obtain important information about your drinking water.**

**Este reporte contiene las instrucciones mas recientes para obtener informacion importante sobre su agua potable.**

The Consumer Confidence Report, or CCR, is an annual water quality report that the Safe Drinking Water Act (SDWA) requires the City of La Verne to provide to you. The purpose of the CCR is to raise customer awareness of the quality of their drinking water, where their drinking water comes from, what it takes to deliver water to their homes and businesses, and the importance of protecting drinking water sources.

In recent years, the City of La Verne has mailed its customers a printed copy of the CCR to comply with the SDWA. In 2013, the California Department of Public Health expanded its interpretation of the SDWA to allow for electronic delivery of the CCR. The electronic delivery method will allow the City of La Verne to reduce consumption of paper, and minimize printing and mailing costs.

The Consumer Confidence Report will be available on July 1, 2020 at [www.cityoflaverne.org/ccr](http://www.cityoflaverne.org/ccr). If you would like to request a printed copy of the Consumer Confidence Report or would like to speak with someone about the report, please call our customer service office at (909) 596-8744.

El informe de Confianza de Consumidor estara disponible el 1 de Julio de 2020 en [www.cityoflaverne.org/ccr](http://www.cityoflaverne.org/ccr). Si le gustara solicitar una copia impresa del informe de Confianza de Consumidor o gustara hablar con alguien sobre el informe, por favor llame nuestra oficina de atención al cliente al (909) 596-8744.



# VILLA LA VERNE HOMEOWNERS ASSOCIATION



JULY 2020



**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, July 22, 2020  
**Time:** 6:30 p.m.  
**Location:** Call So Cal Property the day before the meeting for location or conference call login information and credentials.



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

## GENERAL INFORMATION & REMINDERS

### PEDESTRIAN GARAGE DOOR LOCKS

Pedestrian garage door locks are being changed as some garages can't be accessed. If there is sticking or lock issues, please contact management. If the master key doesn't allow access, the lock has been changed and will be rekeyed for master access with the charges being assessed back to each unit owner who shares the garage. The key will not be mailed to you and the owner will need to pick it up at Sanders Lock & Key.

### AC UNITS

The condensation line for your air conditioning unit is causing damage to the common area. You need to clean or replace the air conditioning filters immediately. Please change the disposable filters or clean the permanent filters on your AC unit on a monthly basis. Your cooperation is greatly appreciated.

### BULK PICK UP

There is an automatic fine for dumping large items in the alley way. Please make sure you call to have a bulk pick up. Place a note on your items to let us know when the items should be picked up to avoid possible fine and/or violation.

### DISTURBANCES

If you are experiencing any disturbances where you may need to call the police, please remember that Patrol Masters can also be called to take a report and be the liaison for police as they are available 24 hours. Please utilize the Association's Security Patrol to help enforce any matters necessary.

### LAUNDRY ROOM

Please be on the lookout! There have been break-ins to the laundry rooms. Please contact patrol to file a report should you see this type of activity and report ripped screens.

Also, when reporting an inoperable laundry machine, please include the machine information so that management can report it for you.

### WASP NESTS

Management has been checking for wasp nests on inspections. Should you have any under your eaves, please contact management to schedule removal.

## 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  
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- ♦ **Patrol Master (Security):**  
(714) 426-2526
- ♦ **Sanders Lock & Key, Inc.**  
(Garage/Pedestrian Door & Laundry room Keys)  
(909) 599-3178

**Property is VA and FHA  
Approved!!**



It has been noted that rental signs are being placed in the common areas. Per the Rules and Regulations, rental signs can only be placed in the windows. Any rental signs will be removed from the common area and placed on your door along with a violation notice being mailed to you for an infraction of the rules. Thank you for understanding!

Please remember that all owners must register new renters. Tenant registration forms can be found by going to [www.socalenterprise.com](http://www.socalenterprise.com).

## **SATELLITE DISHES**

It has been noticed on many site inspections that more satellite dishes are being installed without architectural approval. The association's rules and regulations are specific and state:

**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 owner's expense. The Association will have FIOS available in late 2011. We will also be having a painting project in the community at which time all satellite dishes will be required to be removed. At that time you may choose to transfer to FIOS or you may reapply for Architectural approval from the Board. If you are a homeowner leasing your unit to a tenant: You are responsible for any satellite dishes left behind after your tenant leaves the unit a fine of \$100 will be assessed for each satellite dish left behind. Each homeowner has the right to refuse tenants from installing these dishes. You may stipulate in your lease that only cable or FIOS is allowed in your unit. The HOA Board of Directors reserves the final decision on all satellite dish approvals and location of installation.

Management will be checking for architectural approval on file for satellite dishes. Should it be discovered that no approval is on file, you will be notified directly by receiving a violation notice with form which will need to be submitted along with \$75.00 by the date on the notice or the satellite dish will be removed and charged back to the owner.

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## **POOL CLOSURE (UPDATE)**



There are many restrictions to opening the pool per the county of Los Angeles, therefore, the pool is still closed at this time. Should you wish to review the restrictions, please visit the LA County website at:

[http://www.ph.lacounty.gov/media/Coronavirus/docs/protocols/Reopening\\_ResidentialSwimmingPools.pdf](http://www.ph.lacounty.gov/media/Coronavirus/docs/protocols/Reopening_ResidentialSwimmingPools.pdf)

**The Board thanks you for your patience & understanding!**



# VILLA LA VERNE HOMEOWNERS ASSOCIATION



JUNE 2020



**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, June 24, 2020  
**Time:** 6:30 p.m.  
**Location:** Call So Cal Property the day before the meeting for location or conference call login information and credentials.



## **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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Corona, CA 92879  
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♦ **Patrol Master (Security):**  
(714) 426-2526

♦ **Sanders Lock & Key, Inc.**  
(Garage/Pedestrian Door & Laundry room Keys)  
(909) 599-3178

## **COMMON AREA**

Management has noticed many miscellaneous items around units, such as foldup camping chairs, incorrect tables, extra bricks, extra potted plants, brooms/mops, hoses, etc. Please be reminded of the rules & regulations regarding common area and what is against the rules as many violation letters are being sent with regard to the above mentioned infractions. Please note, inspections of the association are conducted 4 times per month. Please take the time to remove any stored items that are in the common area or common area view and have them stored away accordingly.

## **COMMUNITY GENERAL INFORMATION**

### **LAUNDRY ROOM**

The associations laundry machine contract is expiring and the new laundry company will be All Valley Washer. There may be some slight inconveniences when switching companies as they will need to switch out machines as well. A schedule will be received and be posted on the bulletin boards by the pools. Please keep an eye out!

### **BBQ'S & SMOKERS**

BBQ season is upon us. Please remember to pull BBQ's away from the stucco when in use to avoid a fire hazard. If you have more than one BBQ, it must be removed or stored out of the common area view as only 1 is allowed per unit. No BBQ's are to be stored under the stairs.

### **COMMERCIAL VEHICLES**

You may not park, store, or maintain, any boats, trailers, commercial vehicles, campers, RV's, or other vehicles not customarily used as a means for daily passenger transportation within the Villa La Verne Community.

Effective June 1st, Patrol Masters will be enforcing commercial vehicle parking violations. Owners or renters must obtain a city parking permit to park commercial vehicles on the streets.

### **HOA WATER USAGE**

We understand that hotter weather is approaching, however, please remember that since the association pays for the water used in the community, 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, driveways, windows or animals. Absolutely NO water is to be sprayed in garages or laundry rooms. The violation of this rule will result in an automatic \$200.00 fine.

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

### **PEST CONTROL ISSUES**



It has been reported that the association has American roaches which live in the sewers and storm drains. Unfortunately, there is not much you can spray directly into a sewer, but can treat the storm drains and irrigation boxes around the community with a bait that seems to work well. Please contact management should you see these roaches around your building so that service can be called.

The association recently had the exterior of the buildings treated for termites and it was found that termites are on most of the units. Please remember that termite eradication on the inside of the units is the owner's responsibility. Please feel free to contact Elite Pest Control to have your unit inspected/treated for termites at (877) 535-4833.



# VILLA LA VERNE HOMEOWNERS ASSOCIATION



MAY 2020



**VERONICA MONEY, COMMUNITY MANAGER**  
**SO CAL PROPERTY ENTERPRISES, INC.**  
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Phone: (951) 270-3700 • Fax: (951) 270-3709  
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## **NEXT REGULAR BOARD MEETING**

**Date:** Wednesday, May 27, 2020  
**Time:** 6:30 p.m.  
**Location:** Call So Cal Property the day before the meeting for location or conference call login information and credentials.



## **Coronavirus COVID-19**

To our valued HOA Community:

We hope you, your family and friends are healthy and safe. These are unprecedented and challenging times for us all. Our physical office is closed until further notice. Our team members are working remotely to provide essential services to your community. As you know, the situation is fluid and may change, but we are doing everything we can to continue to be available and respond as quickly as possible to community and homeowner needs. Thank you for your patience and understanding as we navigate this Coronavirus (COVID-19) crisis together.

**Stay Home, Stay Safe, Stay Well, Save Lives!!**

So Cal Property Enterprises

For the most accurate and up-to-date information, visit:  
Centers for Disease Control and Prevention (CDC) [www.cdc.gov](http://www.cdc.gov)  
California Department of Public Health [www.cdph.ca.gov](http://www.cdph.ca.gov)

## **COMMUNITY GENERAL INFORMATION**

### **LAUNDRY ROOM & SHARED GARAGES**

Please wash & sanitize after touching any common area surfaces.

Reports are being received of feminine hygiene products being disposed of in the laundry room. Please refrain from disposing these types of items in the laundry room and dispose of them in your own containers. Not only is this an eyesore, but a health hazard. Please be considerate of your neighbors.

### **PLUMBING ISSUES**

There have been issues with the plumbing that has been caused by placing items in the toilets and sink drains. Please do not flush any non-flushable items down the toilet.

### **NEW RENTERS**

All owners must register new renters by submitting an Owner Registration form EACH time a new tenant moves in. Forms can be found at our website at [www.socalproperty.com](http://www.socalproperty.com) under Rules & Regulations.

### **BBQ'S & SMOKERS**

Be aware that the smoke from BBQ's and smokers have discolored the Stucco/paint. Please remember to pull the unit away from the building when in use. Please also note only 1 BBQ per unit is allowed to be stored in the common area. Should you have 2, 1 must be removed.

## **POOL CLOSURE**



In light of the ongoing Coronavirus (COVID-19) developments, the board will be closing the pools until further notice.

## **PET OWNERS**

Please note that the cost to restore any common area damage caused by your pet will be assessed to the owners.



## **VIOLATIONS**

During the Pandemic, hearings will not be held to assess monetary penalties. However, the board does still expect all residents to follow the association rules. Please visit [www.socalenterprise.com](http://www.socalenterprise.com) should you require a set of rules.

## **REMINDERS**

We would like to remind everyone to please remember to change the batteries in your smoke alarms and to change out the air/heating filters.

## **GRASS SEEDING**

Grass seeding is being done throughout the community. Please stay off the newly seeded areas.







# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
11/27/2019

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).

<b>PRODUCER</b> Fremontville Insurance Agency 34661 Del Prado, Suite 3 License #0740433 Dana Point CA 92629		<b>CONTACT</b> NAME: PHONE: FAX: E-MAIL: ADDRESS:															
<b>INSURED</b> Villa La Verne Homeowners Association c/o SoCal Property Enterprise 1855 Sauson Avenue Corona CA 92879		<b>INSURER(S) AFFORDING COVERAGE</b> <table border="1"> <tr> <th>INSURER</th> <th>NAIC #</th> </tr> <tr> <td>INSURER A: Farmers Insurance Exchange</td> <td>21652</td> </tr> <tr> <td>INSURER B: Crest American Insurance Comp</td> <td>16691</td> </tr> <tr> <td>INSURER C: AmTrust North America</td> <td>15954</td> </tr> <tr> <td>INSURER D:</td> <td></td> </tr> <tr> <td>INSURER E:</td> <td></td> </tr> <tr> <td>INSURER F:</td> <td></td> </tr> </table>		INSURER	NAIC #	INSURER A: Farmers Insurance Exchange	21652	INSURER B: Crest American Insurance Comp	16691	INSURER C: AmTrust North America	15954	INSURER D:		INSURER E:		INSURER F:	
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INSURER F:																	

COVERAGES CERTIFICATE NUMBER: Cert ID 8949 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.

LINE	TYPE OF INSURANCE	ADDL. INFO	POLICY NUMBER	POLICY EFF. DATE	POLICY EXP. DATE	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> D&O is Crime 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 <input type="checkbox"/> OTHER	Y	60477-27-07	12/01/2019	12/01/2020	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ex occurrence) MED-EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMPOP AGG D&O Liability
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	60477-27-07	12/01/2019	12/01/2020	COMBINED SINGLE LIMIT (Ex accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)
B	<input checked="" type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> DED <input type="checkbox"/> RETENTIONS	Y	002644539	12/01/2019	12/01/2020	EACH OCCURRENCE AGGREGATE
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/REGULATORY OFFICER/EMPLOYEE EXCLUDED? (Mandatory in HI) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N <input checked="" type="checkbox"/> N/A	0003450016	12/01/2019	12/01/2020	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT
AB	Fidelity Bond	Y	60477-27-07	12/01/2019	12/01/2020	Fidelity Bond Deductible \$500
A	Property (R/C)		60477-27-07	12/01/2019	12/01/2020	Property Deductible \$5,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)  
 (B) Excess Fidelity Bond \$800,000 Policy #000A-392-56-74-89913-00 Effective 12/01/2019-12/01/2020  
 SoCal Property Enterprise, Inc. is Named as Additional Insured as Respect to Auto Liability.  
 CGL, D&O Liability, Fidelity Bond and Umbrella Liability.  
 Wells-In Coverage Applies. 300 Units. 75 Buildings. 12% Extended Replacement Cost.  
 Wind & Hail Included. Building Ordinance Coverage:  
 A(Undamaged)=Included, B(Removal)=(\$3,750,000, C(Increased Construction Cost)=(\$750,000.  
 \*CANCELLATION: 30 DAY NOTICE. EXCEPT 10 DAY NOTICE FOR NON-PAYMENT OF PREMIUM.

<b>CERTIFICATE HOLDER</b> SoCal Property Enterprise, Inc. 1855 Sauson Avenue Corona CA 92879	<b>CANCELLATION</b> 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 
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# VILLA LA VERNE HOMEOWNERS ASSOCIATION

APRIL 2020



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:** April 22, 2020  
**Time:** 6:30 p.m.  
**Location:** La Verne United Methodist Church  
3205 D Street, La Verne



## 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](http://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](mailto:frontdesk@socalenterprise.com)

## COMMUNITY NEWS & REMINDERS

### LAUNDRY ROOM

Reports are being received of feminine hygiene products being disposed of in the laundry room. **PLEASE REFRAIN FROM DISPOSING THESE TYPES OF ITEMS IN THE LAUNDRY ROOM AND DISPOSE OF IN YOUR OWN CONTAINERS.** Not only is this an eyesore, but a health hazard. Please be considerate of your neighbors.

### COYOTES

Please note that a coyote has been seen in the community and unfortunately a small dog was taken.

We would like to remind everyone that per the California Leash Law, dogs must always be on a leash in the common area, and the leash must be held by a person that is able to control the pet. Also, keep your pet close.

### COMMERCIAL VEHICLES

You may not park, store, or maintain, any boats, trailers, commercial vehicles, campers, RV's, or other vehicles not customarily used as a means for daily passenger transportation within the Villa La Verne Community.

Effective June 1st, Patrol Masters will be enforcing commercial vehicle parking violations. Owners or renters must obtain a city parking permit to park commercial vehicles on the streets.

If you notice any residents violating any parking rules, please notify Patrol Masters.

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

### PEST CONTROL SERVICES

Elite Pest Management will perform regular service for spiders, ants, wasps and other general pests on the **4th Friday** of each month. They will perform exterior service to all buildings and common areas and knockdown all accessible spider webs and wasp nests.



For residence in need of interior, backyard or garage services, they will be available at that time, but you must call (877) 535-4833 ahead of time to be added to the list. Be sure to give your information and Association name to be identified. This service can be done anytime during your regular service interval each month.

The cost for General Pest Control is \$25.00 (interior, backyard or garage) and \$45.00 for Rats/Mice. Roaches may be an additional charge. Additional services are paid at time of service and payable to Elite Pest Management.

## NEWSLETTER

You may only receive the monthly newsletter via email if you have signed up for emailed statements.



# VILLA LA VERNE HOMEOWNERS ASSOCIATION



MARCH 2020



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:** March 25, 2020  
**Time:** 6:30 p.m.  
**Location:** La Verne United Methodist Church  
3205 D Street, La Verne

All homeowners are welcome to attend, see you there!



## HOA INFORMATION

- **FOR FIRE, MEDICAL OR POLICE EMERGENCIES: CALL 911**
- **La Verne Police Department**  
(909) 596-1913 (non-emergency)
- **For HOA Payments Only:**  
Villa La Verne HOA  
PO Box 980966  
West Sacramento, CA 95798
- **So Cal Property Enterprises, Inc.:**  
1855 Sampson Avenue  
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Phone (951) 270-3700  
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[www.socalenterprise.com](http://www.socalenterprise.com)
- **After-Hours HOA Emergencies:**  
(951) 270-3700, press 8 for our after-hours answering service
- **Questions & Address Changes:**  
Please send via email, fax, or mail  
[mb@socalenterprise.com](mailto:mb@socalenterprise.com)

## COMMUNITY NEWS & GENERAL INFO

### RAIN GUTTERS

Spring is here and it is time for the rain gutters to be serviced. American Rain Gutter has scheduled the first week of March to commence and complete the cleaning and repairs. Please ensure that any patio items are removed from under the rain gutters to avoid damage.

### SECURITY CAMERAS INSTALLED

Installation of security cameras at the Winfield pool has now been completed and has already caught residents climbing over the pool fence. Estimates are being procured for monitoring of the cameras. Anyone caught on camera will be prosecuted to the fullest extent of the law. Do you know where your kids are?

### COMMON AREA & EXTERIOR ADDITIONS

Weekly site visits of the property are being conducted. On many visits, garages have not been able to be accessed. Owners, please remind your residents that the garages are the responsibility of the association and door locks are not to be replaced.

The planter areas outside of your unit are also considered common area.

Any changes to the exterior, including installing a satellite dish, security devices such as Ring doorbells or cameras, affixed decorative items, etc., must all have approval by the Board of Directors **PRIOR** to the installation. Please visit [www.socalenterprise.com](http://www.socalenterprise.com) for full set of rules and architectural request form.

### LAUNDRY ROOM JANITORIAL & EQUIPMENT

The janitorial service dates are the 2<sup>nd</sup> Friday of every month. Should the laundry rooms require emergency attention, please notify So Cal Property immediately.

Any machines that are in disrepair must be reported directly to the laundry service company, which is listed in each laundry room. Should you require a laundry room key, please contact our office at (951) 270-3700 for information on how to obtain one for your use.

# VILLA LA VERNE

## HOMEOWNERS ASSOCIATION



FEBRUARY 2020



VERONICA MONEY, COMMUNITY MANAGER

SO CAL PROPERTY ENTERPRISES, INC.

vm@socalenterprise.com

Phone: (951) 270-3700 • Fax: (951) 270-3709

### NEXT REGULAR MEETING

The next scheduled regular meeting will be held:

- **Wednesday, February 26, 2020 and March 25, 2020**
- **6:30 p.m.**
- **La Verne United Methodist Church  
3205 D Street, La Verne**

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

The organizational meeting of the board of directors could not be held.

Your current board will be holding this prior to the next meeting so that all board members are present for this decision.

### Exterior improvements:

If you will be replacing any items on the exterior such as, your door bell, lighting fixtures, address numbers, etc. an ARCHITECTURAL REQUEST FORM MUST BE SUBMITTED for the board consideration and decision.

You may not install any improvements without approval otherwise you may be asked to have it removed at your expense.

Should you require an architectural request form please visit the website @ [www.socalenterprise.com](http://www.socalenterprise.com)

### VILLA LA VERNE BOARD OF DIRECTORS

Annual meeting results

Liz Hermosillo	October 2020
Susan Beall	October 2020
Nanette Goforth	October 2021
Suren Kapadia	October 2021
Susana Avendano	October 2022

We have added wonderful improvements to the community. Your board has worked hard to bring up property values. Such improvements include:

Curbing along college alley and the pepper alley including planting of vining plants that will eventually cover the black wall.

The board has also installed curbing around the mail boxes. This will help alleviate parking on the grass next to the boxes.

The board has installed cameras at the Winfield pool which will help catch anyone who may vandalize the area.

### COMMON AREA:

What is "Common Area"? So glad you asked! It is actually ALL the property outside your front door (including but not limited to your first step out of your unit). This includes garages, sidewalks, stairs, balconies, gardens, lawn, trees, front walkways, railing, drive approach, alleys, pool area, parking lots, cabanas, lighting, roofs, eaves, fascia board, window trim, garage doors, pedestrian doors, laundry rooms, storage rooms within garages, pool bathrooms, pool, pool lighting, pool fixtures, pool safety



# VILLA LA VERNE

## HOMEOWNERS ASSOCIATION



JANUARY 2020



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 MEETING

The next scheduled regular meeting will be held:

- **Wednesday, January 22, 2020 and February 26, 2020**
- **6:30 p.m.**
- **La Verne United Methodist Church  
3205 D Street, La Verne**

### 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 2021
Suren Kapadia — Member at Large	October 2021
Susana Avendano — Member at Large	October 2022

### GARAGES:

During recent inspections, it has been noted that garages are being used for storage of items and not for a vehicle to be parked. Per the association's rules and regulations, the garages must be kept clean at all times and be able to fit a vehicle whether one is parked in the garage or not. Vehicles in the garage should not interfere with shared parking. **VEHICLES WITH EXPIRED TAGS ARE CONSIDERED AS BEING STORED.** This is not allowed.

It has also been noted that addition/installation of items such as cabinets, shelves or bike racks, etc. Please be advised that any installations must be approved prior to installation. Please visit our website to obtain the necessary documents for Approval.



### HOLIDAY DÉCOR

We would like to remind all residents to please adhere to the community Rules and Regulations for all exterior holiday decorations and lighting.

Winter holiday decorations may be displayed beginning the day after Thanksgiving until January 10.

All other holiday decorations may be displayed no more than 15 days prior to the holiday, and must be **removed within 7 days after the holiday.**



### COMMON AREA:

What is "Common Area"? So glad you asked! It is actually ALL the property outside your front door (including but not limited to your first step out of your unit). This includes garages, sidewalks, stairs, balconies, gardens, lawn, trees, front walkways, railing, drive approach, alleys, pool area, parking lots, cabanas, lighting, roofs, eaves, fascia board, window trim, garage doors, pedestrian doors, laundry rooms, storage rooms within garages, pool bathrooms, pool, pool lighting, pool fixtures, pool safety equipment, pool furniture, pool fencing, as well as ALL LANDSCAPING.

Please refrain from adding any personal items in the planter areas.