

# VILLA LA VERNE HOMEOWNERS ASSOCIATION



APRIL 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, April 28, 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**
- ♦ **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  
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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 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) 536-4833**  
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

## GENERAL NOTICES, NEWSLETTERS & MEETING AGENDAS

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

## 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](mailto: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](http://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](http://www.payrange.com)

Phone: 855-856-6398

Email: [support@payrange.com](mailto: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.
4. Boisterous talk, loud music, barking dogs, yelling, screaming and other disturbances.
5. Broadcasting any loud or amplified sound or music into the common areas, the driveways, or the carports from a unit, vehicle or portable electronic device.

### Quiet Hours

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

Saturday and Sunday: 10:00pm to 9:00am



# VILLA LA VERNE HOMEOWNERS ASSOCIATION



MARCH 2021



**VERONICA MONEY, COMMUNITY MANAGER**  
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 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/810129776177>  
 pwd=YXRGRdtpSd2FhU2E4cjhZQzdDVkgvdzO9  
**Meeting ID:** 810 1297 7617 **Passcode:** 296096

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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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### **How It Works**



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# VILLA LA VERNE HOMEOWNERS ASSOCIATION

Happy Valentine's Day

FEBRUARY 2021



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## 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, barbeques, 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](http://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



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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](http://www.socalenterprise.com) so that you may obtain the newsletter electronically by receiving electronic statements.

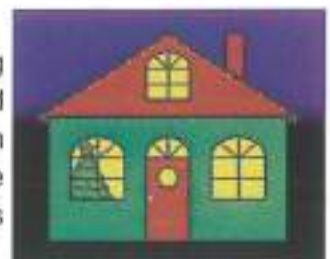
**CLOSED**

## 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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### **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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