

VILLA LA VERNE HOMEOWNERS ASSOCIATION



JANUARY 2023



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

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

NEXT EXECUTIVE & GENERAL SESSION MEETING

Date: Wednesday, January 25, 2023

Time: 6:30 p.m. (General Session)

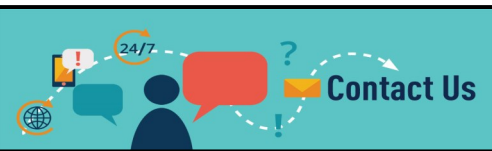
Zoom: Dial (669) 900-6833

Meeting ID: 837 1482 2463 **Passcode:** 669728



Board of Directors

Elizabeth "Liz" Hermosillo	President	October 2023
Susan Beall	Treasurer	October 2023
Nanette Goforth	Secretary	October 2024
Suren Kapadia	Member at Large	October 2024
Ray Moya	Member at Large	October 2023



- ◆ For fire, medical or police emergencies:
CALL 911
- ◆ La Verne Police Department:
(909) 596-1913 (non-emergency)
- ◆ Assessment Payment Address:
\$365.00/Monthly Assessment (Due by the 1st)
Villa La Verne HOA
PO Box 980966
West Sacramento, CA 95798
- ◆ After-Hours Property Emergencies:
(951) 270-3700, Hours - 4pm to 8am
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, Forms, etc.:
www.socalenterprise.com, see Villa La Verne
- ◆ 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.



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

COMMUNITY INFORMATION



In observance of
 Christmas & New Years,
 So Cal Property will be closed
**Monday, December 26th &
 Monday, January 2nd.**

PROJECTS 2022/2023

Villa La Verne Association hard at work with the following projects in the works for 2022/2023:

1. Winfield Pool Upgrade
2. Pepper Pool Renovation and Clubhouse
3. Parking Stalls - Front of Winfield Pool
4. Charging Station Install
5. Monument Sign - Corner of N. White Ave. & College Lane
6. Stairs & Balcony



****ASSESSMENT INCREASE****

OWNER ACTION REQUIRED

THE MONTHLY ASSESSMENT WILL INCREASE FROM \$345.00 TO \$365.00 PER MONTH EFFECTIVE JANUARY 1, 2023.

IF YOU ARE USING AN ONLINE/AUTOMATIC BANK BILL PAYMENT SERVICE, OWNERS MUST UPDATE THE PAYMENT AMOUNT THROUGH YOUR BANK.

IF YOU ARE USING THE ePAYMENT PROGRAM THROUGH SO CAL PROPERTY ENTERPRISES, OWNERS MUST UPDATE THE PAYMENT AMOUNT THROUGH OUR WEBSITE.

OUTSTANDING ASSESSMENT BALANCES WILL BE SUBJECT TO LATE AND COLLECTION FEES PER THE HOA DELINQUENCY POLICY.

Please know that garages are inspected weekly. If you have improperly stored items in the garage, please have it removed. The garages are for parking vehicles. Thank you for your cooperation!



HOLIDAY DECORATION REMOVAL (REMINDER)



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.

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



Filters



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

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 note that the pool access cards may be deactivated and pool privileges suspended if the homeowner account is not paid in full each month. This includes charges on the account for past due/delinquent assessments, late fees, collection letters, attorney turnover charges, monthly dues and charge backs (for work done by the HOA that is a homeowner expense).

Tenant Registration



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.