

VILLAS VOICE

The Villa's at Rancho San Joaquin

February 2022



Traffic Rules

All rules that apply out on the streets apply here on our community streets. Please observe them as you would as if an officer were right behind you.

- Our speed limit is 20 mph. Slow down!
- Please keep right at all of our traffic circles.
- No parking or standing in RED zones.



Parking

Park in your garage unless you have more than 2 vehicles.

When using street side parking, please park close to the curb.

When parking in designated off street spots, pull fully into the spot. Do not block sidewalks. No parking in alleyways, even in front of your garage door. These are Fire lanes!

No parking of trailers, oversized vehicles, commercial vehicles or RV's. These are allowed loading and unloading access only.

As stated previously, non compliance with our parking regulations will result in the need for the BOD to secure a Patrol Service. This will increase dues and parking fines will be implemented. Please do your part by parking 2 cars in your garage!

Pool Area

The BOD is getting bids to re-plaster the pool and spa. Ideally this will be completed prior to our normal pool opening. Please pay attention to posted signs when work commences. New pool furniture has been ordered and will be placed out for use once the pool refurbishment has been completed.



Spring is upon us!

Well it's really close! We still could get rain and your patio/atrium drain needs to be kept clean. Flooding caused by a clogged drain is the responsibility of the Home Owner. This could include damages to other units. Save yourself some heartache and keep atriums and drains clean!

Trash

- ◆ Please breakdown all boxes and put in recycle bins. If recycle bins are full, please go to another trash location or put into the dumpster.
- ◆ If you have an oversize item you need to call Optimum to schedule a special pickup.
- ◆ Mattresses need to be wrapped in plastic. We pay a fee when this is not done by the home owner.
- ◆ Don't block access to the dumpster. Please deposit all waste into the correct receptacle. If dumpster is full, please use a different dumpster.
- ◆ Green waste/Food waste recycling is in our future. More information about this will be coming!

Improvements & Architectural App

Before you make changes to your home, please make sure that you are in compliance with our architectural guidelines. A few items that need an approval. The below is not the full list, please refer to our governing documents.

Anything that will be attached to the exterior of the buildings. This includes the atrium and front courtyards. The exterior walls are common area and any changes to them without approval may make you liable for damages caused.

Front Doors, door bells, door hardware, cameras, peepholes or painting of the door. Change or addition of a screen or security door.

Interior Improvements, moving walls, moving gas, water or sewage pipes. Moving electrical wiring or additions to the wiring. Window replacements, City Permits are required and a lack of a permit may be an impediment to the future sale of your home.

Atrium and front courtyard, addition or changing the flooring of the area. Irrigation and lighting. Addition of raised planter beds.

Partial applications are denied, please make sure to fill out in detail and provide all documentation.

Please save yourself time and frustration, when in doubt, send in the application. Turn around time is usually very quick.!

Thank you & Welcome!

We would like to say thank you to Cathy Lewis, she is stepping down after 14 years of service to our community as a member of our Board of Directors. Her dedication and efforts have added stability and value to all! We appreciate the donation of time and selfless service! We will miss her as a Director! Please say welcome to our new and returning directors, Marilyn Curry, Jill Cooper and Angie Dickson.

See something? Say something!

All of us are responsible to keep our community safe! Report suspicious or unusual activity to Irvine PD!

For more information about The Villas please visit our website.

WWW.RSJVILLAS.com

Community Closets

Please make sure to register your closet. Community wide wood repair and painting are slated to begin soon. The contractor will need to communicate with each closet occupant to arrange access for either door replacement or painting. Closets not registered will be considered abandoned and made available to others on the waiting list. If you do not have the registration form please email our community manager. The contact information is below. This must be completed by 2/22/2022.

Don't wait,
register now!



Villas Community Manager

Optimum Professional Property Management Inc. (ACMF)

230 Commerce #250, Irvine, CA 92602

Phone 714-508-9070

Hours 8:00 am—5:00 pm
24-hour service for after hours emergencies only:
714-741-2685

Certified Community Manager
Jennifer White

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