



The Villas Voice

A Newsletter for the Villas Community Association of
Rancho San Joaquin, Irvine, CA
www.rsjvillas.com

February, 2020

Villas Homeowner Association Meeting

Next Meeting: **Thursday March 26, 2019**
Rancho Senior Center, 6:45 p.m.
Meetings are the **4th Thursday**, bi monthly.
Please check the website for updates.

Know the RULES!

It is the responsibility of each homeowner to know the guidelines and rules which govern our community. Fines for failure to comply with the rules are not forgiven for ignorance of the rules. Owners are also responsible for fines levied due to a tenant's failure to follow the rules. Please take the time to make yourself familiar with them. All documents are available on our website, <http://www.rsjvillas.com/> under the "What You Need to Know" tab.



Parking

All residents are expected to follow the parking guidelines laid out in our residents guide and CC&R's. All residents are expected to park two vehicles in their garage. Marked parking spaces are for visitors and for those residents with more than 2 vehicles. We have had a lot of "on street" parking lately and this is making our roads difficult to maneuver. The entrance to our community can be a challenge for drivers when cars are parked too far away from the curb, in the red zone or not fully in line with the curb. Your voluntary compliance is needed with our parking rules to ensure that all are able to navigate through the community safely. If residents continue to disregard parking rules, the BOD will need to hire a Patrol service to

enforce the rules through tickets, fines, and towing. Adding a patrol service would require a significant increase in monthly HOA fees as this is currently not a part of our budget. Please do your part to keep our roads safe and avoid cost increases.

Architectural

Please make yourself aware of the Arch guidelines if you are looking to add, change or modify your home. These guidelines are in place to PROTECT the common interest of all members of the association. Any work done without an approved Arch Application can result in Fines, Required Modifications, Removal of completed work, and Restoration of the common area. This would be at the Owners Expense.

Trash

Each Waste and Recycle area has rules posted. Please make sure that you are following the rules. If you need a large item pickup, please contact Optimum.



Maintenance and Repair

Our repair matrix is in the Residence Guide this details who is responsible in the event of a break or damages. It is important to make yourself aware of what a Home Owner's responsibility is, and what is covered by the Association. Please note that items covered by the Association need to be reported in a timely manner or further damages could become the responsibility of the unit owner. If you have questions regarding a repair or need to report an issue, please contact Optimum. The 24 hour emergency number is listed below.



Insurance

Each unit owner is required to have Condo Insurance to cover the inner finishes and contents of each unit. Please be sure to speak with your agent to ensure that your coverage is up to snuff. You can be responsible for damages incurred to neighboring units due to an issue originating at yours. Protect yourself and your neighbors.

Congratulations

Our recent election has confirmed incumbents, Jill Cooper, Angie Dickson and Cathy Lewis as Directors on our Board for the next 2 years.

We appreciate their willingness to serve as leaders in our community!

Take a Moment

While strolling our grounds, be sure to enjoy our new bench at the end of Segura. This bench is dedicated to the memory of Elizabeth Kojian, a devoted Director on our Board, and beloved member of our community. She enjoyed the beautiful view of the sunsets over the golf course. Take a moment to appreciate the view and enjoy the miracle of each day!



Our Management Company

Our management company works on behalf of our Board of Directors to oversee the operational issues that our association must deal with on a daily basis. One of the most important roles that our management company has is to act as the communication liaison between you, the homeowner, and the Board. If you have any association related questions or have an issue that you would like the Board to address, please take advantage of our management company's desire to assist you and contact them.

VILLAS COMMUNITY ASSOCIATION MANAGER

Optimum Professional Property
Management Inc. (ACMF)

230 Commerce #250, Irvine, CA 92602

Phone: (714) 508-9070

Regular Business Hours 8:00 AM – 5:00 PM

**24-hour service for after-hours emergencies
only: (714) 741-2685**

Director of Community Management:
Morgan Winegar

Email: MWinegar@optimumpm.com

Visit: www.optimumpm.com

Winter isn't over yet!

Wet winter weather may be on pause, but we can get more!

Just a couple of reminders.

- Please be sure to keep your patio and atrium drains cleared to ensure proper drainage. Any flooding from these drains is the responsibility of the Home Owner.
- Keep saucers under pots clear of standing water.
- Saucers and/or pot feet are required on all pots placed on wooden wall caps.
- If you haven't serviced your heater yet, it's not too late. Regular maintenance will keep your heater in optimum shape and help to avoid any potential dangers.

Email Communication

Sign on to the Optimum Web portal and select your communication preference. You could be getting this newsletter in your inbox!

Top Ten Rules for Being a Good Neighbor.

1. Don't make judgements about your neighbor.
2. Respect your neighbor.
3. Pickup after your dog.
4. Be mindful of the volume.
5. Park in your garage.
6. Don't be a six-car family.
7. Clean up after yourself.
8. Take care of your property.
9. Watch out for each other.
10. If there is a problem, talk about it.



For more information about The Villa's
please visit our website.

www.rsjvillas.com