

A Message from Your President

Spring is just around the corner and it looks like we are not going to get much of a winter. There is still hope that the much needed rains will arrive and we will be able to ease our water problem a bit.

With the Spring comes blooming flowers and plants that smell good. This is what I want to talk about at this time. I love plants. My family and I came to Venturanza Del Verde by way of a large house with a front and back yard with grass, flowers and trees. When we arrived I bought pots and stands and troughs to put the much needed smell good, feel good and see good plants to make our home more livable. So, I get it. Many of us enjoy that feeling when surrounded by greenery. That's part of the reason we spend so much time and resources to have a lush, enjoyable common areas,

Which is a long way to getting to the point. Our balconies, porches and stoops are, in essence, common areas. We as an association maintain the metal and wood railings. We paint and seal the flooring of the balconies and we paint the stucco surrounding the porches. Therefore, the Venturanza Del Verde Community Association has the charge of making sure that we all adhere to the rules and regulations and intent of the CC and R's regarding all the common areas, including the balconies, porches and stoops. If you have plants and pots and garden Gnomes on those areas, they fall under the CC and R's that cover the changing of the architecture of our buildings. Of course we are not going to require each homeowner to go through the application process for each potted plant put on the balcony or porch. But as common areas we all need to be cognizant as to what those areas look like when putting chairs, BBQs and plants on common areas.

If the item we put on the wall of a porch will damage the paint of the stucco that is unacceptable. If the trough hanging from a metal railing is going to damage the railing, that is unacceptable. If the plant that is on the balcony is crawling up the wall as a vine would and damaging the wall, that is unacceptable. Also, there is a line between a few plants and excessive, over use of the common areas like porches and balconies. Fortunately or unfortunately, based on your point of view, your Board of Directors is charged with making that call. Don't get me wrong, I like plants too, but your Board has the duty to insure that the aesthetics of the common areas are maintained and that is determined by those you elected. Some of you may get letters requesting that you remove dead plants or pots that damage the building. Some of you may get letters requesting you remove items like gates, lighting and other items deemed by the Board as unsightly or damaging to the building. Reasonable is a nebulous term. That is what you elected your Board to determine in many aspects of living here.

In conclusion, let's all take a look at what we are doing with our limited use common areas and ask ourselves "Is this over grown, damaging to the area, or unsightly?" Do what you will with the inside of your home but remember your Board regulates all the common areas.

Until next time, respectfully,

-George Waibel, President, Venturanza Del Verde Community Assoc