



VENTURANZA DEL VERDE COMMUNITY ASSOCIATION NEWSLETTER

FEBRUARY 2016

PRESIDENT'S MESSAGE

I want to take this opportunity to communicate some broad themes that your Board is going to focus on advancing for the balance of the year.

Hardly a week goes by without us receiving complaints about courtyard parking or about the general lack of adequate parking in our association. As we cannot manufacture more parking spaces we are just going to have to effectively use the parking spaces that we do have available. The courtyards are for the ingress and egress to our units, not for parking. Our unit garages are the primary space for parking a resident's vehicles and they should not be used for workout equipment, storage and other such purposes not related to parking. Courtyard parking and the blocking of garage doors with vehicles is not permitted. We are also going to strictly enforce our CC&R's so that commercial vehicles and vehicles with commercial plates are kept only in unit garages and not otherwise on association property. As you know, we are implementing a vehicle registration program, a vehicle rules enforcement program and will likely implement a permit program to control the usage of the open parking spaces in the association. We will probably allocate some of the open association parking space for guest parking and we hope in the not too distant future to start to negotiate a reciprocal agreement with our neighboring association, Tustin Del Verde, for a common permit program that will allow their residents and members to park on our association property in return for our residents and members being allowed to park on their association property. We also plan to approach the City of Tustin to see if they will allow overnight parking again in the Tustin Sports Park or along Robinson. This is probably most unlikely, but worth a shot. The sad reality is that if you have more than two vehicles and drivers in your Venturanza unit, finding parking for those extra vehicles on a regular basis in our association is going to become a challenge. Offsite storage of such vehicles and keeping commercial vehicles at work are options that will need to be considered.

A far more pressing matter than parking concerns our reserve funding. Our association buildings are all around 25 years of age and beginning to show their age. Significant funds are going to be needed in the next few years for roof maintenance and replacement, for tenting our buildings to mitigate continuing termite damage, for fixing the separation of porches and patios from the core buildings -- which is a big problem along the Robinson courtyards of Star Song, Winter Moon and Summer Dawn and for the repair and replacement of the wrought ironwork throughout the complex. After 25 years tree roots and the march of time have played havoc on many of our stairways and walkways. I am going to conduct a deep dive into our finances, the recent reserve studies and consult with experts to figure out a dollar amount of funds that are going to realistically be needed for us to budget in order to establish a financial reserve foundation to move the association through the next couple of decades. Once we have a number to aim for, we can then figure out how best to fund our reserves going forward. We are not required to fund to 100 percent of the anticipated and needed future reserves, but our current 35 percent reserve funding is clearly not going to be sufficient. Best practices indicate that we should have about 65 percent of expected future costs in our reserve accounts. I am going to solicit your input on this issue so stay tuned for many more communications on this difficult topic.

I would also like to do something with the front fountain, which has become an eyesore, a water hog and a maintenance money pit. Finally, we are going to continue to replace planting throughout the association with drought resistant species and to exercise restraint with water use. While on the topic of water use, please check all your appliances, faucets, toilets, etc. and repair them accordingly if they are leaking. The association directly pays for water and sewage out of our monthly dues, so that means we all pay for our neighbor's leaky faucets!

Again, please register your vehicles and do not hesitate to email me with your comments, concerns or ideas. My email is wrobertpriceesq@yahoo.com.

Thanks.

W. Robert Price, President

BOARD MEETING FEBRUARY 18

The Board met on February 18 at Denny's Restaurant in Tustin. Several owners spoke in the Owners Forum. Nancy Valeri asked what is happening with the landscaping near her unit; the President provided a copy of a letter outlining the Association's proposed solution, and she approved. Ms. Valeri also suggested inviting interested owners to join with the Board in monitoring alterations to the buildings and grounds. Chi-Pin Lee asked about a trial-balloon enforcement policy circulated to the Board, particularly about proposed exceptions allowing courtyard and driveway parking. Another owner commented on paint cans and mattresses left near the trash bins.

The Board approved the monthly financial reports for November and December. The January 31 report showed January receipts of \$32,458, operating expenditures of \$30,623, and a reserve contribution of \$11,613. January's year-to-date receipts total \$391,404 while year-to-date expenditures total \$379,238, \$11,482 under budget. The Board briefly discussed the proposed changes to the Parking Rules and recommended two changes in the wording, one to clarify the definition of commercial vehicles, and a second to remove an extralegal rule attempting to regulate adjacent public street parking. A proposed policy for more vigorous enforcement of infractions not involving safety or obstruction was proposed, recommending a warning for first infraction and progressive fines for the owner of the responsible unit for three further offences. Towing was recommended only for safety violations or serious obstruction, or for continued violations not responding to the third fine. Specific exceptions were recommended for the period until a parking permit program was in place. The Board deleted the text of the proposed exceptions, and ordered both the amended draft rules and the modified draft enforcement policy placed on the website and circulated to owners for comment. The Board reviewed correspondence regarding landscape work outside 2914 Ballesteros, and then approved a modified bid from B&S Landscaping for a modified planting. The Board discussed and approved bids for roof repairs related to tile and structure damage at two locations in Building 16. Termite fumigation of Building 22 was proposed; GWPM will seek bids for tenting in early summer. The Board reviewed two work orders to Humburg Associates for repairs to the pool equipment doors (\$146) and to the fence at the lower gate (\$275) already approved by GWPM.

The Board recessed to a brief executive session and then adjourned.

MORE PARKING ISSUES

The proposed rule changes presented to the Board at its January meeting were modified slightly at the February Board meeting. The original proposal would forbid overnight parking in courtyards, require a permit for overnight parking in our outdoor parking spaces, clean up the present language forbidding outside parking of commercial vehicles, and remove some unnecessary prohibitions. Minor amendments added at the February Board meeting would remove an unenforceable attempt to regulate adjacent public streets and add commercial license plates to the characteristics defining a commercial vehicle. The January Board ordered the draft rule changes published for comment, and originally planned to consider them at its meeting March 17. The amendments added in February require another 30-day period of notice to owners. The regular mailing scheduled for February 25 does not allow sufficient notice before the March Board meeting, so Board approval of the rules has been rescheduled for the meeting if April 21. A proposed enforcement policy was also discussed, and will be considered at the same time. Both documents will be posted on the website. Access them through the Bulletins page of the website at http://gwpm.com/VDV/VDV_bulletins.htm.

ABSENTEE OWNERS – PLEASE COUNSEL AND IDENTIFY YOUR RENTERS

Please ask your tenants to register their vehicles by downloading a copy of our Unit Information Sheet from the website at http://gwpm.com/VDV/VDV_Unit_Information_Sheet_6-15.pdf, completing it, and returning it to GWPM. Ask them to look at our Rules at http://gwpm.com/VDV/VDV-R&R_Amended_July_2015.pdf, particularly the Parking Rules. At some time in the future we may start towing unregistered vehicles parked overnight in the common area. We won't tow a registered vehicle except for safety hazard, serious obstruction, or repeated infraction.

We don't have addressee names for many rented units. Please comply with Civil Code §4740(d) and tell us who your tenants are. Fill out an Information Sheet yourself with your own emergency contact information and the name and contact information for your tenant (but not your own vehicles) and return it to us, so we can mail to them, and also contact you if an emergency such as a burst pipe affects your unit.

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