

**VENTURANZA DEL VERDE COMMUNITY ASSOCIATION
HOMEOWNERS & TENANTS
NEWSLETTER**

JANUARY 2013

A Message from your President:

First, let me thank all of you for re-electing me as a member of your Board of Directors for another term. I enjoy serving this very special community and I am honored to continue to serve again.

Now that the holidays are over and new year has begun, let me remind you of the increase of our homeowner's dues coming up in February. In my last letter I discussed the way we determined that increase. Again, all that increase will go into our reserves for major projects like painting, iron repair and other projects undertaken on our common areas.

I am grateful that so many of you decorated your balconies, doors and windows to get us in the holiday spirit. It really makes for an impressive stroll around the complex. Now that the party goes and visitors have gone back home, please remember to remove those decorations and lights in a timely manner. That way we preserve the outstanding appearance of our complex.

Also, our weather is beginning to get cold, windy, and rainy. When taking our four legged friends out for a forced march to do their business and the mad dash to get back inside, please remember to have something with you to clean up after them. No one wants to bring home one of their presents on the bottom of their shoe just because you didn't want to take the time in the rain to pick up after your pet.

Parking is always an issue that we need to deal with and I implore you to attempt to get two vehicles in your garage so that there are as many spaces available for use by homeowners and guests as possible. If you must park behind your garage, please make sure your neighbors are able to get it and out of theirs and you are not blocking them in any way. It's the right thing to do and I know we all do the best we can.

One last thing I want to address is those of you with renters. Please make them aware of our CC&Rs and the kind of atmosphere we have worked hard to maintain in our neighborhood. Trash needs to go in the bins and not on porches, furniture is not allowed at the trash bins and parties need to go inside by 10:00 PM according to the Tustin City Ordinances. Remember that owners are responsible for their renters and being good neighbors, whether we are renters or owners is a must if we are to live in harmony.

Again, thank you for allowing me to continue to work to improve our complex and thank you for your continued cooperation in joining with your Board of Directors on maintaining the most sought after address in Tustin.

- George Waibel, President

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