



# VENTURANZA DEL VERDE COMMUNITY ASSOCIATION NEWSLETTER

**JUNE 2015**

## **THE PRESIDENTS MESSAGE**

Graduation is done and the parties are over. Congratulations to all the graduates of the Tustin Unified School District from Kindergarten to High School. May your journey through your education be productive and adventurous.

Let's all remember now that school is out to be extra careful when driving up and down the complex. Regarding driving and parking: Please DO NOT back into any parking space in the inlet, especially if you own a pickup truck. Pickups are longer in the back than in the front. Someone backed their truck into a street light and cracked it so bad that it was in danger of falling down on the cars that parked near it. If something like that happens again, please call Golden West Property Management so it can be fixed ASAP. Otherwise we will end up paying more to repair or replace the street light at a time we are strapped for funds. We don't need any unforeseen extra expenses at this point in our financial situation.

With the warm weather approaching please read Board Member David Kos' pool etiquette and follow the rules posted on each gate to the pool. If everyone does it right we all will have a great time during the summer in the pool.

Also, we are working with the new landscape company to replace water thirsty to drought resistant plants regularly as Orange County will soon follow LA County in requiring 25% reduction in water use. Do your part and try to conserve water as much as possible.

That is all for now. Have a great Fourth of July!

- George Waibel, President

## **BOARD MEETING JUNE 18**

The Board met on June 18 at Denny's Restaurant in Tustin. Homeowners discussed pool, spa, and parking concerns. Particular concern was expressed regarding debris in the pool area after trimming of the palm trees. The Board reviewed the monthly financial report, and approved May receipts of \$32780 and expenditures of \$32225. Receipts to date total \$130534 while year-to-date expenditures total \$115589. Four months into the fiscal year, our operating expenses are substantially under budget. The Board again discussed the amendments to the Parking Rules, and ordered the notice that was posted on the pool fence ten days ago to be distributed to the owners before Board action at the July Board meeting (read an annotated version in this mailing). It approved the concept of a grace period preceding a soft enforcement program to clear the courtyards. It approved publicizing enforcement of the CC&R prohibition of parking commercial vehicles overnight on our streets. It again reviewed a Maintenance and Repair Responsibility Matrix to guide how responsibility for repairs is divided between the Association and individual unit owners. It arranged a temporary update of the present VDV Web site (<http://gwpm.com/VDV/VDVindex.htm>) and approved a mockup of a revised website that should be up within two or three months. The Board reviewed and approved proposed contracts with B&S Landscape for landscape modifications, subject to clarification of one item proposing replacement of lantana on the left side of the entrance with Carissa. It discussed legal and delinquency matters in executive session, and then adjourned.

- Louis Emmet Mahoney

## SUMMERTIME AT THE POOL

It's summer time! Here are a few tips and reminders to ensure all residents of Venturanza del Verde get to enjoy the pool and spa:

- 1) Be safe. Do not leave young children alone in the pool/spa area; there are no lifeguards on duty. Absolutely no alcohol, glass objects, or pets inside the pool gates.
- 2) Be courteous and considerate. Residents cannot reserve the pool area for private parties, please make sure you share the space with other residents who also want to use the amenity. Follow the pool hours or you may be subject to fine or other actions. Be considerate and keep the noise down, especially in the evenings.
- 3) Be gentle. The poolside tables and chairs are heavy and made to be long-lasting, but they need your care. Please lift and not drag the furniture around as it may damage the decking, which is very costly to replace.

If you encounter any issues with the pool or spa, DO NOT attempt to fix things on your own or open the maintenance closet. Please call Golden West Property Management at 714-220-5920 or submit a maintenance request online at <http://gwpm.com/GWPMrequestform.htm>.

- David Ko

## UNIT INFORMATION SHEET

The Association needs current information to mail to owners and current residents, and to E-mail or telephone either or both in case of emergency. We also need to identify all vehicles regularly parked on site for purposes of parking control. A month ago we developed a new Unit Information Sheet to capture recent information on both. We mixed in our old Tenant Registration Form to make the form fulfill Civil Code § 4740(d), which requires that "Prior to renting or leasing his or her separate interest as provided by this section, an owner shall provide the association ... the name and contact information of the prospective tenant ...." Forms were distributed to most owners in last month's mailing.

A week ago I checked the response, and we had information on approximately 60 units from this form or the Tenant Registration Form that is still available on the VDV Website. If you have not recently updated your information, please submit one of the new forms. It's not just that the Parking Committee needs to count the cars at VDV to plan a future permit system. As importantly, the Board bends over backwards to avoid towing residents when a violation occurs, and if we don't know a car belongs to a resident, it might be treated as a stranger's car under a future enforcement program. If you need one, download a blank from the current VDV website at the URL

[http://gwpm.com/VDV/VDV\\_Unit\\_Information\\_Sheet\\_6-15.pdf](http://gwpm.com/VDV/VDV_Unit_Information_Sheet_6-15.pdf). Please complete and return the form to Venturanza Del Verde Community Association, c/o Golden West Property Management, 6101 Ball Road, Suite 301, Cypress, CA 90630. Alternatively, fax to VDV at 714-220-9327 or scan and E-mail to Kimber Nold, [kimber@gwpm.com](mailto:kimber@gwpm.com). Please submit a new form whenever information changes, or immediately upon leasing your unit.

- Louis Emmet Mahoney