



VENTURANZA DEL VERDE COMMUNITY ASSOCIATION NEWSLETTER

OCTOBER 2015

THE PRESIDENT'S MESSAGE

I hope this month has found you all well. It is with great sadness that I announce a recent passing within the Venturanza Del Verde Family. Alan Potruch passed away Wednesday October 14 after battling a long time with cancer. Alan was the co-owner of Golden West Property Management with his wife Jan Standish. Our hearts go out in sympathy to his family during this difficult time.

The Annual Meeting of Venturanza Del Verde was held the 15th of October at Denny's on El Camino at Red Hill at 6PM but was adjourned due to lack of a quorum. That means that there were not enough votes mailed in and not enough homeowners attending to conduct business. To me that was disappointing. All homeowners had to do was put their ballot in the stamped envelope provided and mail it and so many of you did not. That was disappointing because we were then not able to hold an election for those running to represent you on the Board of Directors.

In attendance were 9 homeowners who were there to participate in the process and express concern as to Venturanza business but even then nominations from the floor were rebuffed. In my personal view, if you are not willing to participate in this process you do not have the right to complain on the actions taken or not taken. You have abdicated that right by letting someone else do the job not of your choosing and therefore are willing to accept what those individuals provided run the show.

Your Board of Directors is doing the best they can to keep your community solvent and maintained as best as possible and all are volunteers who care about our community with no other ulterior motive.

Trash has become a problem and it seems to be getting worse. Please make sure all trash gets IN the bins as it makes it difficult to pick up and is easy prey for the raccoons and crows to spread disease throughout the community. Also furniture is not to be put by the bins. Every time that happens we have to pay the trash company to make a special trip to pick furniture up. Call your local charity to come get it for free and dispose of it. You will be doing a good thing and we all will save money in the process.

Lastly, it is my hope the regardless of our views that we treat each other with respect and compassion at all times and that more of us participate in the political process from as local as our own little community to national elections. It's what living in this country should be about.

Until next time.

George Waibel, President

VDV ANNUAL MEETING RECONVENED NOVEMBER 19

Attendance at the Annual Meeting scheduled October 15 failed to meet quorum requirements, so the meeting and elections were adjourned to 6 PM November 19 at the same location, Denny's Restaurant, 1571 El Camino Road (just east of Red Hill Road), Tustin. Owners who have not returned their ballot and proxy envelope should complete them and mail them to GWPM as soon as possible. Ballots will be accepted until a quorum is reached at a future meeting. Ballots received later will not be included in vote totals. Owners may write in candidates whose names do not appear on the printed ballot. We all hope to see you at the meeting.



BOARD MEETING OCTOBER 15

The Board met on October 15 at Denny's Restaurant in Tustin. Nine owners appeared in the Homeowner Forum. Several mentioned slow service by GWPM. Most expressed concern about the prospect of an increase in the monthly assessment. Owners asked for specific information about use of reserve funds and the nature of the reserve projections. The Vice-President (LEM) will post extracts of the draft reserve study on Dropbox, and E-mail the URL to owners who request it, subject to the understanding that this is confidential information for owners only and it should not be released generally. Some owners suggested we save money by simplifying the landscaping to limit frequent replantings. There was one mention of adding to reserves by charging fees for parking permits. The Board reviewed the monthly financial report that showed September receipts of \$32,447, operating expenditures of \$31,333, and a reserve contribution of \$11,606. During the month \$1825 was withdrawn from reserve for painting. Year-to-date receipts to date total \$260,393 while year-to-date expenditures total \$243,027, \$17,453 under budget. The Board reviewed the recommendations of the Parking Committee and approved a 2-month contract with Patrol Masters starting November 1 to put leaflets and registration forms on windshields of unregistered cars parked in the VDV common area. It took note of the renewal of VDV's approval for FHA-guaranteed loans. In New Business the Board briefly discussed the draft reserve study. Our consultants Reserve Data Analysis LLC. advise us that for full funding the current reserve contribution should be \$416.84 per unit each month. When added to the \$231 required for everyday operations this would result in an unacceptable monthly assessment of \$648 per unit each month. The President challenged the consultants' expenditure projections for fiscal 2016. The President, Treasurer, and other Board members are to review the near-term expenditure projections and the depreciation schedules on which these are based, and make written recommendations for Board review next meeting. The budget discussion was deferred to that meeting. The Board reviewed a work order for \$1575 for repair of a dry-rotted deck. The board rejected a \$1450 bid from Peak Lighting, voting instead to discontinue seasonal lighting at the entrance in order to save money. It approved an increase of \$66.78 for Personal Touch in the annual charges for cleaning the cabana. The Board met as the Architectural Committee to approve a garage door installation, moved briefly to executive session, and then adjourned.

- Louis Emmet Mahoney

PLEASE REGISTER YOUR VEHICLES

Our new rules require all vehicles normally kept here to be registered with the HOA. If you have not registered yours yet, please download the VDV Unit Information Sheet from http://gwpm.com/VDV/VDV_Unit_Information_Sheet_6-15.pdf right away and send it to us at the GWPM address below. Our patrol services will place copies on the windshields of unregistered cars that park outside here for the next couple of months. All registrants should enter the unit address of the vehicle owner in the Property Address window. Unit owners should complete the entire Owner Information block. Renters should complete the entire Tenant Information block, but can enter just the name and mailing address of their landlord or rental agent in the Owner Information block. Everyone please list all their vehicles that will be garaged or parked outside at VDV and TDV. No TDV resident needs to register unless they park a vehicle in the VDV common area, in which case they must comply with VDV rules under the terms of the VDV-TDV Reciprocal Grant of Easements.

The Board thanks you for your help.