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Rancho Villas Community Association Newsletter



Volume XII No. 1

February 2004

Business Meeting

The February meeting was held on Tuesday, February 3, 2004 at 6:30 PM in the Calle de Leon office. Board members present were John Galloway, Joanne Zito, Diane Sells, Bill Deerfield and Rich Harrington. Also present were Association Counsel- Kieran Purcell, Esq. as well as Herb Granger, GM.



News from the Board

1. New Board Member -

Please welcome William Deerfield, new Board member appointed to fill the vacancy created by the resignation of former board member Lillie Merigian who has moved to Palm Springs.

2. Rat Poison -

Please do not put rat poison (or any kind of poison) anywhere in the common areas. It is a real danger to pets and to our children. Unfortunately, we can not eradicate all the rats in spite of our use of rat traps throughout the complex. If you are aware of rats in your area, call the office voice mail (670.6713) and leave the information and they will notify the Pest Control Company.



3. Water Pressure Regulators -

A constant reminder is necessary to make sure that you check your water pressure regulator often to see if it is functioning properly. Water pressure regulators deteriorate due to the high mineral content in the water. The recommended PSI setting is 55. High water pressure can cause pipe seals to break and water hoses to burst causing flooding. Toilets that continue to run are also a tell tale indication



of high water pressure. Owners may purchase a Water Pressure Gauge to test their water pressure. The gauges are available at plumbing and home supply stores in the range of \$10.00. Tests are easily performed by attaching the water pressure regulator to the hose bid in your garage and tightening it like you are attaching a hose. Turn the hose bid on and observe the PSI reading on the gauge. If the pressure reading is above 65 PSI, please call a plumber to check out your regulator. Shut off hose bid and remove the pressure gauge when you have completed the test!

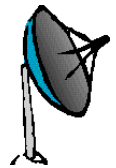
4. Architectural Modifications -

Please be aware that the CC&Rs and Architectural Standard of the Association require that an owner or resident may not make any modifications whatsoever without having obtained an Architectural Modification approval from the Architectural Committee. An excerpt from the Architectural Standards states: ... "As set forth in the CC&Rs of the Association, (Article IV, Section 4.1) the Board of Directors delegates the duties and responsibilities of full authority of architectural and landscape control to an architectural committee that is vested with the power to review and approve all improvements to residential units in Rancho Villas. Such improvements include without limitation, modifications and alterations to residential units, signs, screens, and patios". ...



5. Satellite Dishes -

Satellite receivers are allowed on property. However they can only be installed in your exclusive patio area or on your deck. They cannot be attached to the building or deck railing or placed on the roof. They must be free standing.



6. Potted Plants -

Potted plants add beauty to the area, but they must have a saucer or tray under them if they are placed on wood decks or railings or on the stucco. The draining water deteriorates the surface otherwise. The Landscape Committee requested that owner refrain from placing plants or other storage items in the common areas by the garages.



7. Next Meeting -

The next Board Meeting is scheduled for Tuesday, May 4, 2004 in the Calle de Leon Office at 6:30 PM

Happy Valentine's Day