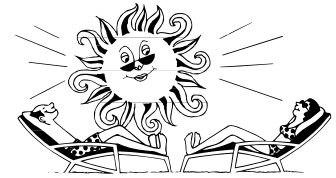




# Rancho Villas Community Association Newsletter



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## **BUSINESS MEETING**

The July meeting of the Rancho Villas Community Association was held on Tuesday, July 1, 1997, at 6:30 PM in the Calle de Montana Clubhouse.

Board members present were Rick Levenson, Marge Screen, Don Carl, Jan Kotarski. Mary Lindsey was absent. General Manager, Herb Granger, was also present.

**Key** In the Homeowners Forum it was explained that: The Board of Directors is conducting an investigation of various construction-related problems which exist in the common areas of the Rancho Villas community. The alleged problems include surface and subsurface drainage issues, cracked and stained stucco, leaking roofs, dry rot of patio decks, delaminating and deteriorating exterior utility doors, stained and cracked drywall, insufficient air-conditioning systems, and miscellaneous other problems which have been identified throughout the community. The Board recently notified the developer of these problems, and requested an opportunity to meet and discuss an amicable resolution to these problems.

The Board intends to schedule a meeting with the homeowners within the next 30 to 45 days to discuss this matter in greater detail. We strongly urge you to attend this meeting.

A resident who lives by the Montana Pool relayed to the Board the nuisance abuse of the Pool hours citing loud noises and use of the facilities after closing hours. Other residents also confirmed the problem and further homeowner calls have been received citing the same problem involving all three pools. The Board encourages all homeowners to contact the sheriff's office to report these incidents. If Budget funds were available enforcement activity would be routinely taken. However, as a means of providing some relief and control, the Board is seeking an off duty police officer or guard, who could make random visits through the facility, identify and evict violators. There is a continual amount of vandalism being experienced by the association; fences have been broken and have had to be welded due to people jumping the fence to gain access to the pools, landscaping has been trashed on the hill behind the gym going to Calle de Montana because people are using the hill as a path, the gym has been broken into, screens broken, glass windows broken, the thermostat ripped off the wall and to gain access to rest room facilities, the mens room sliding glass window has been removed from the premises. At the Tennis Courts we have numerous people using the facility without identification. The entrance gates have been knocked off alignment so that the door would swing open and access could be gained without use of a key.

In the Business Meeting items discussed were as follows:

All the pool and tennis court complaints received in the homeowners forum plus the following complaints that have been received: 1). Guests (in excess of two allowed per unit) who dominate the pools causing residents to withdraw from the pool or leave, and 2). Car loads of people going into the pools apparently with keys either given to them or with duplicate keys.

The Board has approved changing the pool, tennis court and gym keys to one key that cannot be reproduced except by the factory upon authorization from the association and the locksmith. Association Counsel provided the Board with a recommendation that the association distribute a form for homeowners update so that we have correct prime and alternate contact information for association's business and use in the case of an emergency. The new key will be distributed following receipt of the updated form that will be mailed to all homeowners. Homeowners will be required to sign an acknowledgment of the Rules and Regulations and be subject to suspension of facility privileges on violation of these rules. Non resident homeowners will be responsible to provide information concerning their tenants and be responsible for their actions.

In the Executive Session, the Board voted to accept the resignation of Mary Lindsey.

## **HUMMINGBIRD DIET**

Biologists say a homemade sugar-water syrup most nearly approximates natural flower nectar. In nature, flower nectar contains between 21-25% sucrose, the same ingredient as white sugar. To make an easy hummingbird nectar, dissolve 1/4 cup sugar in 1 cup warm water. Fill feeder with only the amounts you think they will use in a few days. Keep the rest in the refrigerator until needed. No substitutes please! Honey mixtures are likely to be fatal. No protein additives are advised. No red food coloring-it is harmful to their health. Hummingbird Rescue Center - Marion Stacy at 420-5156.



## **PATIO LANDSCAPE MAINTENANCE**

The Landscape Committee on their monthly walk-through of the Association Complex has noted the need for plant maintenance within the private patio areas. Several Palm fronds have yellowed and are in need of being removed. Also, there are trees and plants that need to be trimmed. Please look at your unit and make any maintenance required. Cuttings may not be dumped behind your fence - they must be removed to the dumpster. Failure to comply will result in a letter from the landscape committee citing the incident and directive to comply.

**NEXT MEETING** - The next meeting will be held on Tuesday, August 5, 1997, at 6:30 PM in the Calle de Montana Clubhouse.