



Rancho Villas Community Association Newsletter



August 1997

Association Telephone Number 670-6713

Volume 5, Number 6

Emergency Reporting Number: 1 - 800/757-9442

BUSINESS MEETING

The August meeting of the Rancho Villas Community Association was held on Tuesday, August 5, 1997, at 6:30 PM in the Calle de Montana Clubhouse. Board members present were Rick Levenson, Marge Screen, Don Carl, Jan Kotarski and Cory Kill who has filled a vacant board position. General Manager, Herb Granger, was also present.

In the Homeowners Forum it was explained that:

On August 4, 1997, the Board of Directors met with Bryant Financial and its insurance carriers to discuss the construction - related problems which exist in the common areas of the Rancho Villas community. Representatives of Showcase Homes/Cypress Management and its insurance carriers declined to attend the meeting.



At the meeting, it was proposed that each party independently retain expert consultants to inspect the Association's common area. These consultants would then prepare defect lists and cost estimates for proposed repairs. An arbitrator selected by the parties would be used to reconcile any discrepancies between the defect/repair lists, and resolve any disagreements between the parties.

The Board is hopeful that these negotiations will allow this matter to be resolved without litigation. However, for such an arrangement to be successful Showcase Homes must also participate. Therefore, should Showcase Homes continue to refuse to cooperate, it may be necessary to file a lawsuit to compel their participation.

A representative of the law firm of Epsten & Grinnell will attend the September 16, 1997, homeowners' meeting to discuss this matter in greater detail. We strongly encourage you to attend this meeting.

In the Business Meeting items discussed were as follows:

The nominating committee submitted the names of the incumbent board members Rick Levenson, Don Carl and Jan Kotarski as their nomination for the board positions to be elected at the annual election meeting in September 1997.

The subject of continued vandalism and abuse of the association's pool, spa and tennis court facilities, as well as the damage to landscaping, was discussed with a request to review the neighborhood



watch program to develop an active homeowner participation in the reporting of violations. The subject will be dealt with in detail in forthcoming association meetings with the goal to develop an effective plan of homeowner participation.

The three (3) choices the association faces may be summarized as follows: 1. Close down the facilities, 2. Develop an effective homeowner surveillance program, 3. Hire guard services. The Board's choice is number two (2) as the abiding association members are entitled to the use and enjoyment of our facilities and also the board wants to avoid the expense that guard services would add to association's operating costs.

In the Executive Session, the Board voted to appoint Cormac (Cory) Kill to fill the vacant Board Position. Please welcome Cory in this position of service to the Association.

Items of Concern: Homeowners have asked that



residents who have their carpets cleaned request the carpet cleaners to park their vehicles with the exhaust going away from the building so that the exhaust fumes will not accumulate in the Plan 1 Units. Your consideration and cooperation in this matter would be most gratefully appreciated.

Another nuisance item reported is drivers coming to get someone who honk their horns rather than parking and going to the door. Please ask your visitors to refrain from disturbing your neighbors. Safety matter -- it is required by law that the pool gates be closed. Please cooperate with this regulation and if you observe any door open, please close it.

Insurance Coverage -- should your mortgage or escrow company need association insurance coverage information, please direct them to call Ms. Lou Jolliff of Hartley, Scott and Knierim Insurance Company at 295-5155 and she will provide the required information.

Squirrels - Our pest control service is forbidden by law to eradicate squirrels. Call the County's Environmental Health Vector Surveillance and Control Division at 694-2880 for assistance.

Vehicle parking - the Landscapers inform us that vehicles driven tight to the curb overhang onto the grass area and cause dry spots because the irrigation system cannot wet the area. Please adjust your parking to allow the sprinklers to cover all grass areas -- thank you!

NEXT MEETING - The next meeting, the Annual Election, will be held on Tuesday, September 16, 1997, at 6:30 PM in the Calle de Montana Clubhouse. A Proxy will be mailed to all homeowners and, if you do not plan to attend the Annual Meeting, please complete the proxy with your choices and mail to the Association in the envelope that will be provided.

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