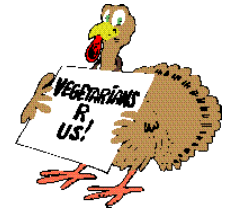




Rancho Villas Community Association Newsletter



NOVEMBER 2004

Volume XII Number 6

Association Voice Mail Phone Number: 670-6713

Emergency Life & Safety Issues: Dial "911".

Business Meeting

The November Business Meeting of RVCA was held on Tuesday, November 3, 2004 at 6:30 PM in the Calle de Leon Office. Board members present were Joanne Zito, Diane Sells, Rich Harrington and Bill Deerfield. Also present were Attorney Kieran Purcell, Herb Granger, GM and Ann Leto Assistant GM. Absent Board Member - John Galloway.



News from the Board

1, Election of Board Members

John Galloway and Joanne Zito were elected to two-year terms on the Board of Directors. There was not a quorum of votes at the September 21 meeting, therefore a second meeting on Monday, September 27, 2004 was held. The necessary votes for the election drops from 51% to 26% at the second meeting which allowed the election to take place.



Board Officers for the 2004 - 2005 year are:
President - John Galloway
Vice President - Joanne Zito
Secretary - Rich Harrington
Treasurer - Diane Sells
Director at Large - Bill Deerfield

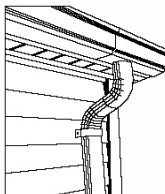
2. Pools

The heat has been turned off in the Calle de Leon and Montana pools for the winter season. The pool on Calle de Medio and all spas are heated all year.



3. Gutter Cleaning

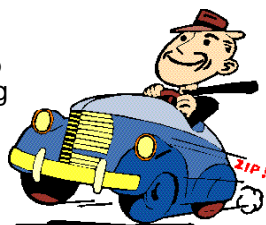
The Building Gutter (both Common Area and Exclusive Patio area gutters are being cleaning to avoid the potential of water intrusion into the Buildings. The maintenance activity has started on Calle de Leon and will progress sequentially through the complex. Residents will be notified as the maintenance personnel approach



your Exclusive Patio Area and be given the opportunity to make arrangements for pets.

4. Vehicle Flow Control and Re-designation of Parking Spaces.

In response to the request of the Board, the General Manager prepared a Speed Bump Update Report recommending alternates to Speed Bumps for the control of Vehicles speeding in the Complex posing a safety hazard to the residents and potential



liability to the Association. There have been many complaints from homeowners who called and wrote letters of their concerns for their safety and the need for action to cure the speeding problem. Concerns were also expressed in a Homeowner's forum of the eminent danger to persons and property from the irresponsible speeding through the complex by numerous drivers.

In response the Board directed that an action plan be developed to control speeding within the complex. After a series of review meetings, the Board approved implementation of Vehicle Flow Control Signage with Stop Signs located to stop traffic at key locations to slow traffic speed build up and to allow residents backing out of their garages a safer condition.

More One-Way signs designed to improve safety of the residents as well as the drivers and their passengers will be installed.

To keep pace with the increasing number of Truck and SUV vehicles now present in the complex, the Board voted to increase the number of parking spaces for "Oversized Vehicles" as defined in Article I Page 4 of the Vehicle and Parking Regulations as: "Oversized" means those vehicles that cannot park in the garage with the garage doors completely closed, or those that exceed 18' 6" in length and that are not one of the prohibited vehicles listed above".



The Board is preparing a separate mailing that will define on a colored map the parking spaces that will be available showing where "Oversized" vehicles must be parked. The Parking Committee will review the parking registration records to assign the proper color pass to these vehicles two weeks before implementation of parking enforcement.

5. Next Meeting

The next Board Meeting is for Tuesday, February 1, 2005 at the Calle de Leon Office at 6:30 PM.

