

# THE VILLA ANTIGUAN

Villa Antigua Homeowners  
Association

**FALL 2015**

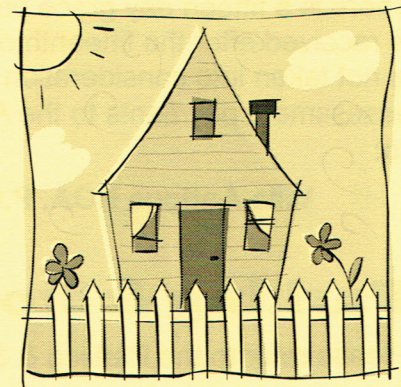


## Neighborhood Watch

The office has received reports that there continue to be incidents of crime on our streets. If there is an interest in participating in a neighborhood watch committee or being a neighborhood watch for your street please contact Sue in the office. If you do fall victim to a crime, please be sure to report it to the police so that their records accurately reflect incidents that occur. Please be on the lookout for anything unusual. If you see something that does not look right, call the police non emergency number at (619) 531-2000 or 911 if a crime is in progress.

## Building Maintenance Who Is Responsible For What???

There is often confusion in owners' minds as to who is responsible for what. Periodically we reprint this important information as a helpful guide to new and existing homeowners. This will summarize generally what maintenance/repairs are covered by the Association vs. what the Homeowner is responsible for:



Every homeowner is given a full set of Association Documents including the CC&R's (Covenants, Conditions, & Restrictions) during the escrow process. This is the best reference point but it can be confusing. Please contact Sue in the office if you need clarification. The following is a general list of what the Association maintains:

Exterior of the buildings (due to normal wear, tear, & deterioration) stucco and paint, decks, garden walls/fences, walks and driveways, original windows (water intrusion only), chimney (exterior surfaces only). In addition, the Association also maintains all common areas, parking lots, lighting, irrigation, mailboxes, pool, spa, clubhouse, and tennis courts.

**Exceptions include: glass surfaces and parts (windows & doors); wood destroying pests or organisms, fungus, replacement of wood when necessary as a result of wood destroying pests/organisms; chimney cap and interior chimney repairs; fence replacement (side & rear yard); roofs and fascia. These repairs/maintenance are the responsibility of the Homeowner. Additionally, all utility lines and pipes including water, gas, sewer, phone, and cable are also the responsibility of the homeowner.**

Look for the new maintenance matrix posted on the Villa Antigua HOA website.

Villaantiguahoa.org



## New Villa Antigua Website

We would like to take this opportunity to introduce Villa Antigua's new website. You will now be able to download forms, minutes, make Clubhouse reservations and connect with the office with a simple email form submission for any topic or request. For all of those after hours questions you need answered just go to the website and you'll have an answer the following business day.

The new website address is [Villaantiguahoa.org](http://Villaantiguahoa.org)



## Assessment Payment Information

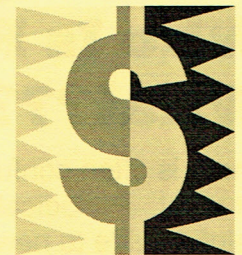
**Villa Antigua's Bank offers a program which allows homeowners to pay Association fees using automatic electronic payments. This means that homeowners can pay their dues automatically without writing a check. There is no charge for this service.**

This program is available to all homeowners regardless of where you bank. If you would like to enroll in the bank's electronic funds transfer for assessments, please call Sue at (858) 268-0929 and an enrollment form will be sent to you.

**Remember, assessments are due on the first of the month,**

There is a fifteen day grace period. A late fee in the amount of \$25.00 is charged if the payment is received after the fifteenth of the month if no prior contact to the office is made. The postmark is not taken into consideration when assessing late fees. Please do not send assessment payments to the Association office. **Payments should be sent to:**

**Villa Antigua HOA, P.O. Box 67660, Phoenix, AZ 85082-7660.**



## Parking & Storage of Vehicles

Please refer to the Parking & Storage Regulations adopted in 2014. This rule states -

"Parking in lots at Villa Antigua's Clubhouse or Tennis Courts is available on a temporary basis for residents and their guests while using these facilities, and is not to be considered long-term parking. Any vehicle left long-term at these locations without prior approval from the Association Manager may be towed at owner's expense."

All residents of Villa Antigua have a two car garage, two car driveway and public streets to park any registered vehicle. With recognition that a resident may need short term parking in Clubhouse or Tennis Court lots contact Sue prior to parking a vehicle.

## PREPARING FOR THE RAINY SEASON

As of today, almost ALL weather models are predicting another "El Nino" winter this year. Many say it will rival the one in 1997. All property owners need to be prepared.

**Better get that inspection** you have been putting off because of the drought. A full building and yard inspection is called for. Drought weather is harder on most surfaces than rain because the intense heat dries surfaces.

Make sure weep screeds, gutters, downspouts and weep holes are clear. A little bit of preparation goes a long way. That way you can enjoy the rain!!

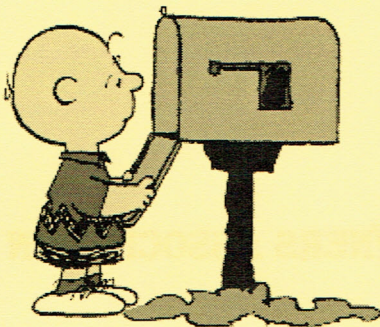


## Landscape Corner by Kirk Juneau

Villa Antigua continues to be dedicated to saving water and money. With the help of Mother Nature this winter and ongoing conservation efforts, the Association will be slowly eliminating sprinklers and replacing with drip systems.



We will also be eliminating some turf when rebates are available to do so. If you are a homeowner that would like to volunteer to have your front yard turf reduced or removed please contact Sue in the office. Turf is the number one irrigated crop in the country. Right now Villa Antigua is included in that statistic and we would like to change that. Volunteer your front lawn area and we will see if it's possible to make that a drought tolerant area as beautiful as the picture above.



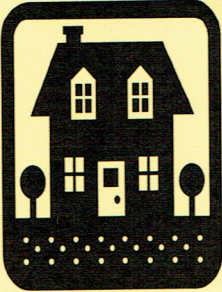
## Locking Mailboxes

We have had more questions from homeowners about locking mailboxes. The following is the process in which to obtain one.

1. Home Depot and Dixie Line no longer have the mailbox the HOA has approved in the stores. You can still order the approved locking mailbox from Home Depot on line at [homedepot.com](http://homedepot.com). The name is Gibraltar mailbox model is RSKB0000. Description is the large lockable post-mount mailbox in black.
2. Order the mailbox on line and when delivered to your home contact Sue Evans in the office. Sue will make arrangements to have the mailbox installed by the HOA. Contact phone for Sue is 858.268.0929. Email is [villaantigua@sbcglobal.net](mailto:villaantigua@sbcglobal.net) or you can use the new website [Villaantiguahoa.org](http://Villaantiguahoa.org)



# VILLA ANTIGUA HOMEOWNERS ASSOCIATION



Villa Antigua Homeowners Association  
5844 Menorca Drive  
San Diego, CA 92142-0129  
858.268.0929  
Email: [villaantigua@sbcglobal.net](mailto:villaantigua@sbcglobal.net)  
Office hours: M-F 9:00 a.m.– 5:00 p.m.  
[Villaantiguahoa.org](http://Villaantiguahoa.org)

We Live For The Bounties Of Fall, But The Harvest Of  
Friendship Is Above All. Have you talked to your  
neighbor?



## VILLA ANTIGUA HOMEOWNERS ASSOCIATION

Association Manager: Sue Evans

Board of Directors:

Marti Gray	President
Kathy Townsend	Vice President
Marla Fee	Treasurer
Christina George	Secretary
Steve Tracy	Member at Large