



# THE VILLA ANTIGUAN

Villa Antigua Homeowners  
Association

Spring/Summer  
2015

## **Villa Antigua Has Critters**

Some of our homeowners have experienced critters such as rattlesnakes, rodents and coyotes. Make certain you watch where you are walking and especially where your animals are walking. Keep all food indoors. All of the critters in our area will come in your yard or garage for food. PLEASE be careful.

## **Help Stop Illegal Dumping**

Dumping in the open space canyons is strictly prohibited by the city at any time!! The city is authorized to recover fees for non-compliance. Also, pursuant to the Association's governing documents, any type of dumping is forbidden on common areas and common area slopes. This includes homes on Shepherd's Canyon, Route 52 slope, miscellaneous slopes throughout the neighborhood and front planter beds. If you find yourself with extra soil from landscaping projects or clippings from shrubs and trees in your yard please do not dump them into the canyons or common areas.

It is also against the governing documents to plant trees or shrubs on Association property. This is especially important for the homes backing up to Shepherd's Canyon. The City does regulate what can be done on this land and will assess fines for encroachment and other non-compliance issues.

## **Clubhouse Reservations**

The Clubhouse is available to homeowners at no charge. Contact Sue if you would like to reserve it for a party or get together. A reservation form must be completed to confirm a reservation. Please be considerate of your neighbors who will also be enjoying the pool. The clubhouse and pool facility is for homeowners, residents and their guests. Contact Sue Evans 858.268.0929

Rental Forms Must Be Submitted At Least 10 Days Prior To The Event.



## **Monthly Board of Directors Meetings**

The monthly Board meetings are held on the third Tuesday of the month at the Association office on the second floor of the Clubhouse. All members are welcome to attend. Should you want to be placed on the agenda to present a request or address the Board, please inform the manager 10 days prior to the meeting. All "action" items must be placed on the agenda. For everyone who would like to see what is on the docket, an agenda is posted on the bulletin board in front of the Clubhouse.



# **THIRTY-SEVENTH VAHOA ANNUAL MEETING**

## **HELD**

### **NEW BOARD ELECTED**

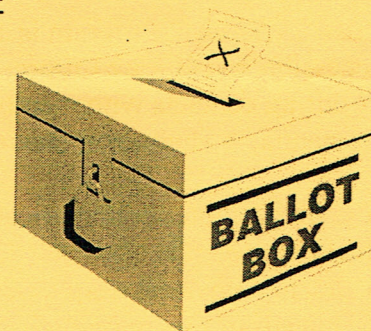
The Annual Meeting was held once again in our very comfortable clubhouse. The secret two ballot system was used to elect 2 (two) Board Members. After discussion and some very good questions from homeowners and a reconvened meeting held May 14, 2015 the Election Results were announced:

*Returning Vice President, Kathy Townsend was elected with 75 votes. Also returning is Treasurer, Marla Fee with 77 votes. Last but not least the Reserve Funds Resolution passed with 66 yes votes to 7 No votes and 4 abstentions.*

The State of the Association was talked about including the continuation of the Hardie Board Siding installation and the ongoing repair of unit stucco. The Reserves are in medium shape and generally the Association is in a sound financial position. The Board reviewed the past & future needs in order to provide efficient operations & the ability to meet long-term requirements. Their conclusion is that to maintain the fiscal integrity and ongoing maintenance of the aging units, an increase of \$10.00 (4%) is necessary.

**STARTING July 1, 2015 Villa Antigua HOA's monthly assessment will be \$250.00**

This was a difficult but necessary action which will lead to the possibility of a long term financial position that will be very strong. Please read carefully the documents which came with this newsletter Thank you---



**Villa Antigua Homeowners Association**  
5844 Menorca Drive  
San Diego, CA 92142-0129  
Email: [villaantigua@sbcglobal.net](mailto:villaantigua@sbcglobal.net)  
858-268-0929

#### **BOARD OF DIRECTORS:**

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



# Termites

## **Civil Code 4780 states—They're your pets not ours.**

In a planned development each owner of a separate interest is responsible for the repair and maintenance of that separate interest as may be occasioned by the presence of wood-destroying pests or organisms.

The termites on Earth outweigh humans on Earth. Termites have been around for 250 million years. Termite kings and queens can live for 15 years, and the queen is capable of laying one egg every 15 seconds. Termites rarely expose themselves to light. Termites work 24 hours a day; they do not sleep. A typically infested home may have three to four subterranean termite colonies around it, with as many as 1 million termites in each colony. If you haven't had your home inspected and or treated for termites it's time.

## **Landscape Corner** by Kirk Juneau

We are implementing a new way to maintain the common areas within

VAHOA. Starting July 1, 2015 your landscaping crew will be on a five (5) week rotation schedule. We will be on each street doing all of the detail work that needs to be done. The mowing and edging will still be completed weekly. This will give our crew more time on each street to be more thorough and have less last minute work. Don't get me wrong, if you have an emergency that needs to be addressed we will still be there for you. Just contact Sue Evans in the office at 858.268.0929 and she will find us.



## **San Diego County Sheriff's Dept.**

The "Take Me Home" Program is a regional photo-based information system hosted by the Sheriff's Department accessible by all Law Enforcement in San Diego. It is designed to assist Law Enforcement (Police and Sheriff) during contacts with members of the community who have disabilities such as, but not limited to Autism, Dementia, Alzheimer's, Down syndrome, deafness or any other Developmental Disabilities.

The program promotes communication and gives Law Enforcement access to critical information about the individual enrolled. The *Take Me Home* Program can provide Law Enforcement with emergency contact information, detailed physical descriptions, and photograph of the individual, known routines, favorite attractions, or special needs of the individual. This information can assist Law Enforcement in communicating with, locating a residence for, or handling an emergency involving an individual with special needs. This program has photo recognition technology attached to it. If an individual is located and cannot communicate, a photograph of the individual can be taken in the field, sent electronically and checked against those in *Take Me Home* Program for similar or match. Register on line: [www.sdsheriff.net/tmh](http://www.sdsheriff.net/tmh)

## **House Care Needed**

Each homeowner is responsible for the roofs and roof trim (fascia boards) on the residence. The Homeowners' Association maintains much of the rest of the outside of the units.

A walk through the Association reveals that the fascia boards are in need of painting and repair on some of our units. On these units, the problem varies. In the worst cases, the fascia is falling apart from dry rot or termites. In other cases, the paint on the fascia is peeling or has faded badly. The combined effect is detracting from the appearance of the Association.

If your unit needs to have the fascia repainted or repaired, it is time to take steps to get it done. In the near future, the Association will start sending warning letters to homeowners where the problem is obvious. Please help your community and fix up your unit where work is needed.



# Pool Weather is Here!

Summer is almost here and we expect the pool area to get a lot of use. The facilities are for all residents so everyone's cooperation is needed to make time at the pool a pleasant experience.

**Pool hours:** 7 a.m to 10 p.m. Sunday through Thursday  
7 a.m. to 12 a.m. Friday, Saturday, and any day  
preceding a national holiday

If you picnic by the pool, please clean up all trash and debris. Ants and other pests are a problem and don't need encouragement. Glass containers are not allowed in the pool area nor are alcoholic beverages allowed in the spa.

Please remember that the swimming pool will be closed by the Health Department if contaminated. The following rules **must** be followed:

- **ALL babies must be wearing diapers with watertight plastic pants over their diapers.**
- **NO animals are allowed in the pool area at any time. Please leave your pets at home.**
- **Do not prop open the gates to the pool area.**
- **Safety equipment is required by the County and is never to be used as toys. Leave them alone so that they are available in an emergency.**
- **The spa is not to be used by anyone under 4'6" or under 14 years old.**
- **Per policy adopted by the Board in 1999, use of our recreational facilities is limited to residents only. If your unit is a rental, only your tenants have use of the facilities.**
- **All children under the age of 14 must be accompanied by an adult 18 years of age or older.**
- **A shower is required before entering the water to remove suntan lotions, oils, etc. which are harmful to the pool and filtering system.**
- **No radios or taped music is allowed in the pool area.**
- **Please put the cover on the Jacuzzi when you leave. This saves energy.**



**If everyone cooperates with the above rules, a pleasant summer will be had by all. Please remember when rules are broken, if vandalism occurs, if the pool needs to be closed, if the Jacuzzi is not covered, this costs YOU \$\$\$ as repairs, replacement, and compliance issues are costly!**