



Association Highlights:

**President's Message/Spring 2010:** Greetings to all Villa Avanti Residents. We are entering the Spring season, and now is a good time to start your seasonal planting. Remember to keep your sprinklers cut back or off while it is raining, this will save water. We may see water rationing this year if we don't conserve

Remember to drive safely and watch for the children. The speed limit is 25 MPH in residential areas. We have had complaints of drivers exceeding the speed limit in some areas.

We have completed the fifth and final phase of the common area fence replacement and it looks great and should last for 30 years or more. The exciting part is the fence will not have to be painted every five years as the original fence required, thus providing the homeowners with great savings. *Continued on Page 2*

**First Quarter Update:** The Phase IV fence replacement was completed in November of 2009. Phase V, the last and final phase, was completed in January 2010, almost a year early. This was due to the fact that the fence contractor offered a substantial discounted price in materials if the Association could contract the work by early January. The offer was considered by the Board to provide a great deal of savings to the Association, and the Board gave its' authorization to Fenceworks, Inc., to proceed.

During the month of November, the Association landscaper Landmar Landscape, worked on the submittal of Dedicated Landscape Certification Forms required by Rancho Water, indicating acreage for each irrigation controller/meter. In addition, the Board instructed the landscaper to thoroughly inspect all slopes for water run-off issues, and amended the landscape contract imposing requirements/responsibilities upon the landscaper with strict adherence to water restrictions applicable to commercial irrigation by the water district.

At the January meeting, the Board accepted a proposal for tree trimming along the various slopes by *Vista Tree Service*. The Board also accepted a proposal submitted by *HOA Elections of California, Inc.* for Inspector of Elections services for the Annual Meeting in April.

In March, the Board accepted a proposal for an updated reserve study to be performed by Advanced Reserve Solutions, Inc. for 2010. The Board also motioned to approve the appointment of homeowner Tom Gallucci to the Architectural Committee, and the Slope Maintenance Committee.

Important Meeting Dates:



The next regular Board of Directors meeting will be held on Wednesday, May 12, 2010, at the Temecula office of Avalon Management at 6:00 pm. Please join us!

**During "open forum" each homeowner may address the Board for up to three minutes with your questions or concerns.**

**BOARD OF DIRECTORS:**

- President, *Darrell Connerton*
- Vice President, *Judy Baber*
- Secretary/Treasurer, *Wes Peterson*
- Member, *Mitch Alderman*
- Member, *Les Bowden*

Important Notes:

**Annual Meeting & Elections 2010:** The Annual Meeting and Elections scheduled for Wednesday, April 14, 2010, was not held due to lack of quorum. The number of ballots received fell short of the required (238). Ballots must be received by the Inspector of Elections via first class mail or in person.



The percentage requirement drops to 25% for the Adjourned Annual Meeting. It has already been confirmed by the Inspector of Elections that a sufficient number of ballots has been received in order to conduct an official meeting and elections. The Adjourned Annual Meeting will be held on Wednesday, May 12, 2010 @ 6:00 p.m., at the Temecula office of Avalon Management. If you have not cast your ballot, there is still time. You can either mail it to the Inspector of Elections as addressed on the return envelope, or attend the meeting in person. Everyone's vote is important! The Board of Directors encourages you to cast your vote or attend the upcoming meeting.

**Committee Members Needed!** Your Association seriously needs volunteers for the Architectural Committee and/or the Slope Maintenance Committee. If you are motivated to assist your community with these items, we want you! You may submit a volunteer application to Avalon Management for consideration by the Board of Directors. Forms are available on the website at [www.villaavanti.com](http://www.villaavanti.com).



**Helpful  
Contact  
Information:**

**Avalon Management:**

Sheryl Whitaker, email: sheryl@avalonweb.com  
29379 Rancho California Rd, Suite 206  
Temecula, CA 92591  
Web site: www.avalonweb.com  
Phone: (951) 699-2918 ext. 102  
Fax: (951) 699-0522

**For Architectural Issues:**

Dena Zorotovich, email: dena@avalonweb.com  
(951) 699-2918 ext. 104

**For Accounting Issues:**

Member Services, email: ar@avalonweb.com  
(951) 244-0048 ext. 109

**Temecula Police:**

Business Office ..... (951) 696-3000  
24 Hr. Dispatch..... (800) 950-2444 ext. 5  
Code Enforcement..... (951) 776-1099 ext. 5

**Street Light Repair:**

So. Cal Edison..... (800) 611-1911

**Animal Control:**

Animal Friends of the Valleys . (951) 674-0618

**Pet Owners:** The Board of Directors asks that all pet/dog owners be considerate of their neighbors. Complaints are continually received from property owners concerning pet owners who walk their dogs in the common and residential areas, and then fail to pick up and properly dispose of dog feces. Please remember that this is the pet owners' responsibility. Also, your animals must be properly leashed and in your control at all times!



**City of Temecula Website:** Keep up with important information, current events and activities by visiting the City of Temecula website at: [www.cityoftemecula.org](http://www.cityoftemecula.org). There is information regarding earthquake preparedness, and letters from your Mayor Jeff Comerchero regarding the "2010 State of the City" and a letter to the citizens regarding recent news about Southwest Healthcare. Get the scoop on the upcoming "Western Days" May 15-16 in Old Town, and sign up for the Chili Cookoff!



**President's Message** *Continued from Page 1*

Your Board Members have spent hundreds of hours on the fencing and other items to maintain the quality of the Association common areas. We realize raising the monthly dues is unpopular but it had to be done. With the fencing complete, the reserves that are required by law will be at 95% funded at the end of this fiscal year, allowing the Board to consider reducing the dues substantially in the new budget.

Just a reminder that the wrought iron fence colors are Black and Leather Brown. These are the only two colors that are approved.

To all homeowners with slopes, now is the time to address any of your maintenance requirements. You are required to keep all ground cover shrubs and bushes trimmed and shaped, below the top of and two feet away from neighboring fencing.

NOTE: When a homeowner files a complaint against another homeowner regarding a violation on the slope not being maintained, the homeowner filing the complaint must be in compliance, also a notice of non-compliance will be filed against them as well.

The annual election of board members was this April 14<sup>th</sup>, no quorum. The meeting was continued to Wednesday, May 12<sup>th</sup> at 6:00. If you have not voted please do so as soon as possible, all homeowners are invited to attend. Hope to see you!

Please be safe in all of your activities. Thank you.

*Darrell L. Connerton*, Board President

**Home of the Quarter**



**January 2010  
Sandwick Residence  
31746 Paseo de las Olas**



**April 2010  
Webster Residence  
31584 Paseo Goleta**

**Congratulations!**

*Homeowners may nominate properties for Home of the Quarter—those selected will receive a \$50 gift certificate to Lowes.*