



# HOMEOWNERS ASSOCIATION NEWSLETTER



## MARCH 2010

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<b>NEXT BOARD MEETING:</b> Monday, March 22		

### STRUGGLING TO GET A QUORUM

As of the printing of this newsletter, we are still 16 ballots short for a quorum for the Annual Meeting, scheduled for Monday, February 22. If we do not get enough ballots, by then, we will reschedule the ballot counting for the next Board meeting on March 22. Please drop your ballot by the meeting if you have not already mailed it in.



### FIREPLACES NEED ATTENTION, TOO!

If you are one of the many residents who use your fireplace, now is the time to clean it. On a recent inspection of the Villaggio property, it became apparent that an unhealthy buildup of soot and creosote and who knows what else, is taking place in some of the chimneys. Black material is visible around the chimney caps of these units.

Although it might be time for a chimney sweep to clean your fireplace now, there are a number of environmentally safe logs on the market that will burn clean and keep your chimney free of dangerous build up in the future.

Fireplaces are the responsibility of the individual owners to maintain. As such, we encourage those of you who use them to make sure they are safe.

### LAST BUT NOT LEAST....THE PAINTING OF THE BUILDINGS!



Because it is winter, and painters want to keep their crews working, and because of the down economy, the Villaggio Board was successful in negotiating a very favorable contract to have all of our buildings painted this winter!

You may remember that over the previous few years, we've had the trim, shutters, outside walls, front doors, gas pipes, and wrought iron fencing all painted. Now, it is time for the buildings to get their face lift. And, while they don't look bad, just imagine how good they are

going to look when the project is completed! They will be painted the same colors they are painted now.

Owners will be responsible for making sure that any of their trees, bushes, or vines in their yards that are growing very close to or touching the building are moved away from the building so painting can take place. The cooperation of each resident/owner is critical to making this project a success.

The HOA also must tie back or remove growth in the common area to accommodate this painting. Vines on walls will be removed and bushes will either be trimmed away from or tied back from the buildings.

This project will be completed by Premier Painting who also completed the other painting projects in Villaggio! Their crew is familiar with all the issues. The project is expected to take about 4 months to complete and the parking area by the pool will serve as the staging area.

Another project funded entirely by your reserve dollars!

### BOARD MEETINGS TO OCCUR EVERY OTHER MONTH

Villaggio Board meetings are usually held on the 4<sup>th</sup> Monday of each month. However, beginning with the March 22, 2010 meeting, the Board will meet every other month, on the odd months. They will still meet on the 4<sup>th</sup> Monday.



If a topic arises in between meetings that need to be dealt with, the Board always has the option to schedule an additional meeting.

### ANCHOR'S NEW LOCATION

Anchor Community Management, Inc. is moving to a new location as of 3/5/10: **215 E. Daily Drive, Suite 10, Camarillo, 93010** - just off the Las Posas exit. The mailing address remains the same: P.O. Box 3237, Camarillo, CA 93011-3237.

