



Country Club Villas NEWSLETTER

Country Club Villas HOA SPRING 2024

March-April-May 2024 Issue

Photo by Mark Lowey.

PRESIDENT'S MESSAGE

Friends, Neighbors, and All CCV Residents,

We hope the entire CCV community had a wonderful holiday season and is looking ahead to the new year. We haven't had nearly the amount of the rain as last winter, but the warmth of spring is always welcome.

The Board regards the spring quarter as perhaps the most crucial time of year impacting our community for two reasons: Our CCV board elections and our homeowners' insurance.

CCV BOARD ELECTIONS

The first matter is our annual board election.

Our board is composed of five members who each serve a two-year term.

In years ending in even numbers, two board members are either replaced or re-elected, and in odd-numbered years, three board members are either replaced or re-elected.

This assures some continuity in case members are replaced.

For this election, Frank Marter and Renee Lange are the two members who will either be replaced or re-elected. As homeowners and members of this HOA, it is important that you vote.

THE CANDIDATES

The nominating period has closed, and three candidates are running for the two open positions: Renee Lange, Frank Marter, and Anthony Pirritano.

MARK YOUR CALENDARS

Our Annual Meeting to count the votes is scheduled for April 18, 6 p.m., at the Bears Den.

We hire an outside service to monitor the election officially. If less than 50% of our community votes, then the process starts over. This would mean that homeowners will pay additional money for a second counting.

Please look for your election packet, containing all relevant materials, including ballots, candidate statements, and return envelopes, to hit your mailboxes soon.

HOMEOWNERS' INSURANCE

The second matter of great importance is the renewal of our homeowners' insurance policy, which our HOA is compelled by law to purchase.

As we are all aware, the cost of our insurance has risen from approximately \$38K in 2020 to \$250K in 2023. This amount is a challenge to sustain.

If our insurance policy exceeds the 15% increase currently budgeted, and if we do not have the funds to purchase that insurance, we will need to convene an emergency community meeting to consider alternatives and determine the direction that the community wants the board to pursue. We will keep you informed.

As always, I would like to thank all of our community volunteers for donating their time to CCV. I feel

that boards are only as good as their committees and the volunteers who serve on them. Thank you again.

Yours with respect,

Andrew Donegan
CCV Board President

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CCV CALENDAR

Note: CCV monthly board meetings are held on the **third Thursday** of the month at **6 p.m.** in the **Bear's Den**. Residents can also join via Zoom (audio-only).

- March 21, 2024
CCV Monthly Board Meeting
- April 17, 2024
Deadline for receiving *mailed* CCV ballots
- April 18, 2024
CCV Annual Meeting and Election. Ballots can be submitted by hand at meeting
- May 16, 2024
CCV Monthly Board Meeting
- June 20, 2024
CCV Monthly Board Meeting

WEBSITE

View the newsletter in color at countryclubvillas.powerstonepm.com

NEW WEBSITE USER?

If you are a new user of the CCV website, you will need to find the pin on your monthly CCV bill to register for website access, or simply contact our community manager, **Victoria Hall**, by phone at **949-535-4497**, or email her at vhall@powerstonepm.com.

**CCV
ANNUAL
MEETING**

**Thursday, April 18
6 p.m.
Bears Den**

*It takes very little effort,
and it will save our community
time and money if we have a
one-ballot counting.*

***We are counting
on you!***

PLEASE VOTE

FINANCE COMMITTEE

Note from Jeffrey Immel, CCV Treasurer

FIRST QUARTER UPDATE

The CCV Finance Committee would like to share that during the first quarter of the new fiscal year 2023-2024, the budget has been mostly either met or remained below budget due to the discipline demonstrated

by the Landscape and Maintenance Committees, respectively.

This dedication has enabled the HOA to maintain high standards while still adhering to the budget.

INSURANCE

One of the costs that is out of our control is insurance. It is important to note that the budget for this fiscal year has planned for a 15% increase in insurance premiums.

The exact amount of the increase will not be determined until May.

The committee continues to closely monitor this situation and will keep the HOA members informed of any further developments.

RESERVE CONTRIBUTIONS

We are also pleased to report that our reserve contributions are healthy.

CCV AND LAKES HOMEOWNERS ASSOCIATION INCOME STATEMENT

INCOME STATEMENT (excerpt)

FIRST QUARTER FY2023-2024

For the Period 11.01.2023 to 01.31.2024

CCV - FIRST QUARTER FY2023-2024

(Period 11.01.2023 to 01.31.2024)

LAKES - FIRST QUARTER FY2023-2024

(Period 11.01.2023 to 01.31.2024)

	Actuals	Budget	Variance	Actuals	Budget	Variance
TOTAL INCOME ¹	\$ 246,440	\$ 243,660	\$ 2,780	\$ 24,452	\$ 21,209	\$ 3,243
EXPENSES²						
GENERAL & ADMINISTRATION	\$ 73,064	\$ 80,019	\$ 6,955	\$ 1,943	\$ 2,200	\$ 257
LAND MAINTENANCE	\$ 52,277	\$ 45,100	\$ (7,177)	\$ -	\$ -	\$ -
REPAIRS & MAINTENANCE	\$ 7,614	\$ 13,968	\$ 6,354	\$ 9,759	\$ 10,001	\$ 242
UTILITIES ³	\$ <u>24,898</u>	\$ <u>32,618</u>	\$ <u>7,720</u>	\$ <u>7,616</u>	\$ <u>8,250</u>	\$ <u>634</u>
TOTAL OPERATING EXP BEFORE RSV	\$ <u>157,853</u>	\$ <u>171,705</u>	\$ <u>13,852</u>	\$ <u>19,317</u>	\$ <u>20,451</u>	\$ <u>1,134</u>
TOTAL RESERVE CONTRIBUTION ⁴	\$ <u>45,938</u>	\$ <u>43,515</u>	\$ <u>2,423</u>	\$ <u>1,033</u>	\$ <u>758</u>	\$ <u>275</u>

NOTES:

- 1) Income for FY 2023-2024 includes \$37.9K (CCV) and \$3.9K (LAKES) in Special Assessments.
- 2) Good fiscal discipline on expenses during first three months of new fiscal year.
- 3) Irrigations Repairs and Landscape Extras heavy during vendor transition.
- 4) CCV and LAKE Reserves over budget during first quarter of new fiscal year due to better interest rates.

This will have a positive impact on our Reserve Study update, which will be prepared this spring.

RESERVE STUDY

The Reserve Study is an essential tool that helps us plan and ensure that we have the

necessary resources to maintain and improve our community.

We would like to take this opportunity to thank you for your continued support of our HOA.

If you have any questions or concerns, please do not hesitate to reach out to us.

We will continue to keep you informed of our financial situation and any updates that may arise.◊

LAKES COMMITTEE

Submitted by Renee Lange

THOUGHTFUL RESOURCE MANAGEMENT

A man-made lake in a community surrounded by homes is part of a natural ecosystem with various interactions between living (animals, plants, bugs) and non-living components (water, dirt, rocks and sun).

Lakes support wildlife, including ducks, geese, and other animals, which contribute to the ecosystem's balance, despite causing occasional inconvenience to human residents.

The ducks and geese come and go. Sometimes we are overwhelmed by their numbers, but they don't stay forever. They eat algae, mosquito larvae, small fish, their eggs, and tadpoles. Their droppings, while annoying, are beneficial to the soil.

Altering the ecosystem to minimize wildlife impact could lead to unintended consequences, such as an increase in mosquito and frog populations, which will impact our lakes' quality of life. Living on a lake entails accepting the occasional inconveniences caused by wildlife in exchange for the beauty and natural environment it provides.

LAKE WATER MANAGEMENT

Ensuring the quality and consistency of the lake water remains a top priority for us. We are also mindful of our expenditures and their impact on our residents.

This is why we are collaborating closely with our lake vendor to explore cost-effective solutions to address equipment expenses, usage, and management, such as the strategic addition of affordable aerators as well as reduced fountain operation hours to mitigate rising electrical costs.

We will communicate these adjustments to all residents once they're implemented.

Thank you for adhering to our Rules and Regulations as we strive to maintain a delightful lake experience for everyone. ◊

COMMUNICATIONS COMMITTEE

Submitted by Pam Pilcher

CCV POOL HOURS

The CCV pool hours are 8 a.m. to 10 p.m. It is heated approximately May 1 to Nov 1.

LANDSCAPING COMMITTEE

Submitted by Cyndi Davis

LANDCARE LOGIC

Due to holidays and rainy days, the planned landscape maintenance schedule has been erratic. Even so, the Landscape Committee has received multiple compliments regarding the quality of work provided by Landcare Logic.

TREE TRIMMING/REMOVAL

Depending on the type of tree, the schedule for spring tree trimming will occur in two sessions, one in March and the other in April.

Any requests for tree removal will be evaluated by a professional arborist as to need and advisability.

FERTILIZATION AND WEED ABATEMENT

There will be both fertilization and weed abatement during the spring.

MANAGING ISLAND LANDSCAPING AT THE LAKES

Over the years, the Landscape Committee has received many requests to manage plant life on the islands. Multiple attempts to replant grass in those areas without adequate protective measures have been unsuccessful.

Lake residents may have noticed short, unobtrusive fencing around the two large islands. Similar fencing has previously been installed with great success on lake peninsulas with new plantings to discourage wildlife feeding.

For the time being, no decision has been made on keeping this fencing as a permanent solution. Both Lakes and Landscape Committees, as well as the CCV board, are working on a final decision.

PLEASE JOIN US

As always, the landscape committee needs additional volunteers. We meet monthly to discuss homeowner concerns and improvement requests. We walk a portion of the community every five weeks to observe and rate the quality of care provided to CCV by Landcare Logic. We also plan enhancements within the allotted budget for that purpose. To volunteer, please contact Victoria at vhall@powerstonepm.com. ◊

SPRING FORWARD

Daylight saving time begins Sunday, March 10, at 2 a.m. local time. Remember to set your clocks forward one hour and, if applicable, adjust the automatic lighting settings around your home. ◊

Country Club Villas HOA BOARD OF DIRECTORS

Andy Donegan, *President*
Email: andrewdoneganccv@gmail.com

Frank Marter, *Vice President*
Email: fcmaewest@yahoo.com

Pam Pilcher, *Secretary*
Email: pjpilcher@comcast.net

Jeffrey Immel, *Treasurer*
Email: jeffreylimmelccv@gmail.com

Renee Lange, *Director at Large*
Email: rlange3241@gmail.com

Monthly board meetings:

The third Thursday of each month.
Audio link via Zoom.

Time: 6 p.m.

Location: Bear's Den

Country Club Villas HOA COMMITTEES

Architectural/Maintenance

Tom Pillsworth, *Chair*
Andy Donegan, *Board Co-liaison*
Jeff Immel, *Board Co-liaison*
Mark Lowey
Jim Pari

Communications

Open Position, *Chair*
Pam Pilcher, *Board Liaison*
Celina Gan, *Website Coordinator*
Ann Lowey, *CCV Newsletter*

Finance—**VOLUNTEERS NEEDED!**

Jeff Immel, *Treasurer*
Open Position, *Chair*
Open Position, *Board Liaison*
Barry Crawford
Vicki Zehner

Insurance—**VOLUNTEERS NEEDED!**

Open Position, *Chair*
Andy Donegan, *Board Liaison*
Lisa Clark

Lakes Mgmt—**VOLUNTEERS NEEDED!**

Michelle Russell, *Chair*
Renee Lange, *Board Liaison*
Kim Sligar

Landscaping

Cyndi Davis, *Chair*
Pam Pilcher, *Board Liaison*
Bonnie Bruner
Vargo McClintock
Carolyn Skowronski

CCV WORK ORDERS

For maintenance issues with CCV lighting, sidewalks, landscape, trees, streets, or pool area:

Work Orders—Contact Powerstone

Owners should send an email directly to:

- **Heather Oliveira**, Sr. Assoc. Manager
Email: holiveira@powerstonepm.com
Phone: (951)-823-1013
- **Victoria Hall**, Manager
Email: vhall@powerstonepm.com
Phone: 949-535-4497

When reporting maintenance issues or violations to management, please provide your name, address, and phone number.

Providing a photo is also very helpful for both committee members investigating the maintenance issue and for the vendors to accurately assess and make needed repairs.

CCV VIOLATIONS

To report a violation, please include your contact information and the address of the person responsible for the violation. Keep in mind that violations can be de-escalated if neighbors politely talk with each other first before reporting to management.

When management receives a complaint, the Associate Manager will mail a violation letter. If the issue occurs a second time, a hearing notice is mailed that may result in possible fines and legal action if necessary.

Written complaints are kept confidential and anonymous unless the issue reaches a hearing, and, if so, at that time, the owner accused of the violation has the right to request copies of the correspondence related to the complaint.

COUNTRY CLUB VILLAS NEWSLETTER

The Country Club Villas Newsletter is a quarterly publication of the Country Club Villas HOA.

The newsletter is distributed to homeowners by Powerstone Management Company with billing statements mailed in March, June, September, and December. The newsletter can also be viewed on the CCV website at countryclubvillas.powerstonepm.com.

SUBMISSION DEADLINE FOR NEXT ISSUE:

Thursday, May 23, 2024, for the SUMMER 2024 issue (June-July-Aug 2024).

Questions? Please contact:
Ann Lowey, newsletter coordinator,
CCV Communications Committee.

Email: aloweyCCV@gmail.com.

**ARCHITECTURAL/
MAINTENANCE COMMITTEE**

Submitted by Tom Pillsworth

The Architectural Committee (ARC) and the Maintenance Committee (MC) have been combined.

ARC

The ARC has received and approved several applications since the last newsletter. All applications were reviewed and recommendations made to the Board within two days of receipt. No applications are currently pending.

MC

There was only one community-wide project that needed attention since the wood trim painting/repair/replacement project was completed, including the requested change orders.

POOL SPA

It was determined by our pool service contractor that the spa plaster surface needed to be smoothed—rather than re-plastered—

due to recurrent accumulating algae and staining. Hand sanding was completed in January.

This has solved the problem, but our pool service contractor will need to stay vigilant in servicing the spa.

ROOF ISSUES

We have had about the expected number of roof issues with all the rain this season. We are responding immediately and relaying issues to our roof repair contractors to address as soon as they can get to the leaks.

GROUND AND STREET LIGHTING

There have been a few electrical issues with ground and street lights. They have been identified and are being addressed by our service contractors as soon as they can get to them.

OUTDOOR LIGHTING

A polite reminder that the HOA only repairs fixtures that have been installed by the HOA, not fixtures that homeowners have installed. This includes lighting from previous homeowners that a new homeowner may inherit.◊

POWERSTONE PROPERTY MGMT

Submitted by Victoria Hall

CCV ANNUAL MEETING

The Country Club Villas Annual Meeting is scheduled for Thursday, April 18, 2024, at 6 p.m. at the Bear's Den and via ZOOM.

The purpose of the meeting is to elect two (2) board directors, each to serve a two-year term. Currently, there are three candidates running, and the two candidates with the highest votes will be elected.

Ballots will be mailed 30 days prior to the annual meeting. PLEASE VOTE!

ROOF LEAKS

This winter season has brought unprecedented heavy rains. If you notice a roof leak in your home, please report it to management at vhall@powerstonepm.com and holiveira@powerstonepm.com so the appropriate vendors can be sent out.

INTERIOR DAMAGE

As a reminder, the Association is responsible for the repair of the roof leak, but all interior damage is the homeowner's responsibility, pursuant to the CC&Rs. Please contact your insurance company directly to inquire about coverage.

UNLEASHED?

All pets must be kept on a leash when on public streets and in common areas, or confined within the owner's residence or exclusive use area. All animals are the responsibility of the owner.

PICK UP AFTER YOUR PETS!

The owner is responsible for the IMMEDIATE cleanup of animal waste, including but not limited to the streets and lawns. In order to prevent brown spots on the lawns, dog owners are encouraged to have their pet urinate in the ground cover or shrubbery areas.◊

EMERGENCY NUMBERS

LIFE-THREATENING EMERGENCY Call: 911

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NON-LIFE THREATENING EMERGENCY

Call: (951) 696-3615

For City of Murrieta
Fire and Police Dispatch Center

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**H.O.A. AFTER-HOURS
ON-CALL EMERGENCY SERVICE**

Call: 800-408-2242

For any property-threatening emergency
on holidays and after business hours