

Villa Caballeros
April 4, 2022

To: VC Homeowners / Residents

Fr: Syd Steinbock ,president
Villa Caballeros

Dear Homeowners:

I would like to introduce you to your 2022-2023 Board of Directors and Officers. These owners volunteer their time to make sure you live in a well maintained property that blooms all year long and you feel safe.

**Board of Directors
2022-23**

Vice President is Lucia Grossenberger Morales, Lucia is serving her second year on the board and also serves on the landscape committee.

Secretary is Michael Fitzgerald who just completed this past year as President and has been serving on the board for three years.

Treasure is Roger VanHyfte who is starting his third year on the board and as our treasurer.

Director is Robert Lassche who has served on the board for three years and chaired the Architecture committee.

The Board will continue to hold meetings via zoom as it appears to permit more homeowners to participate in board meetings. Emails that contain directions for using Zoom and meeting agendas are posted near the elevator and included with the email meeting notice.

Each board meeting includes,at the end of the meeting "homeowner comments" . We invite you to ask questions about board related business or share observations you have about our property .

We have a website where minutes, reserved study,budget, and contact info That you can access by getting your code from Management Cindy Anderson.

Committees

I invite you to consider joining one of our standard committees

All committees are advisory and provide feedback to the board through the board chair for board final approval. No two residents from the same unit may serve on the same committee.

If interested in joining one of your HOA committees please send your request to
Sydsteinboc@aol.com listing your three choices.

The committees are:

Architecture: this advisory committee this year will be writing guidelines for condo renovations, design expectations for new owners when they wish to renovate their unit, (this will go in escrow welcome packet). They will meet three- four times a year. A board member will chair committee. There are five members on architecture committee.

Pool: this advisory committee is charged with making sure the pool is maintained and heated in the winter. They are also in charge of pool, furniture and make sure it is maintained. (we have a cleaning crew) aqua pool company checks the pool and spa heaters and motors however if something fails the committee chair needs to call the company.

This committee meets two or three times a year. A board member will be chair. There are three members on the pool committee

Landscape committee is an advisory committee that oversees the maintenance of our property. The committee will provide recommendations on fall and spring annuals plantings, tree trimming and pruning and design

This committee will meet with the landscape company several times during the year for a short walk about . This committee is chaired by a board member. There are five members on landscape

Financial committee

Review monthly financial statements and provides feedback to the treasurer.

This committee is chaired by the Treasurer. It's membership is three.

They do not meet in person .

Website and newsletter committee

This five member committee would provide input on our website design and content .

We have a website master hired by the HOA.

We hope to publish three newsletters this coming year.

This committee will be chaired by a board member, and meet at least five times.

Maintenance projects 2022-2023

The Board has already identified maintenance projects for this coming year:

1. Painting the metal railing on the elevated walkway to remove rust.
2. Upgrade sewer pipe or pipes in building two
3. Install a new dog area near car wash
4. Repair pedestrian gates on both Arenas and Caballeros to prevent non residents from opening the gates.
5. Continue replacing lightings fixtures as needed
6. Examine cement stairs for cracks and replace as needed
7. Install fire sprinkler alarms to notify residents in case of a fire
8. Repair elevated walkway to remove cracking in surface and puddling
9. Resand elevated walkway between buildings one and three to reduce slipping in wet weather
10. Clean building roof drains in Fall to prevent water intrusion into units

I invite all residents to work to keep our property in pristine condition by
Not dropping used water bottles at in the pool areas or in court yards.

Garbage And recycling Bins

A reminder to breakdown your cardboard boxes before placing them into recycling bins. If lid on recycling bin is raised to show bin is full please don't add to the pile or the dumpster company will not empty the bin.

The garbage bin, as is the recycling bin, is for resident use only not for contractors. Contractors are to remove construction debris from property .

Bottle and Cans for charity

If you have water bottles or cans for drinks ,the HOA is collecting them once a week, on Wednesday and recycling them with the funds going to charity. We ask that you place the empty bottles or cans in a plastic bag and leave the bag in the garbage area against one of the walls. The bags will be collected by noon on Wednesday of each week.