

# Country Club Villas NEWSLETTER



Photo by Mark Lowey.

## PRESIDENT'S MESSAGE

*Friends, Neighbors, CCV Homeowners, and Residents,*

With winter hopefully behind us—we absolutely needed the rain—we can all look forward to spring and the warmth it will bring.

The Board regards the spring quarter as perhaps the most crucial time of year because two major events occur that involve and impact our homeowners: the **election or re-election** of Board members and the renewal of our **HOA insurance policy**.

### UPCOMING CCV BOARD ELECTION

The **first matter** is our upcoming CCV board election. Our CCV Board is composed of five members who each serves a two-year term. In even-numbered years, two Board members are either replaced or re-elected. In odd-numbered years, such as this year, three Board members are either replaced or re-elected. This assures some continuity in case members are replaced.

This election, Jeffery Immel, Pam Pilcher, and I will be those members who will either be replaced or re-elected, if we each choose to run.

### ≥ PLEASE VOTE ≤

IT TAKES VERY LITTLE EFFORT, AND  
IF WE CAN HAVE A ONE-BALLOT COUNTING,  
IT WILL SAVE OUR COMMUNITY MONEY,  
*Look for paperwork, CCV ballots,  
candidate statements, etc.  
probably hitting your mailboxes and  
the website in the next few weeks.*

**We are counting on YOU!**

It is important that our members vote. Because we pay an outside service to monitor the election, if less than 50% of our community votes, then the process starts over, and we will be charged for the additional cost of a second counting.

Not to be confused with the Bear Creek Master Association's election being held the same month, all CCV election ballots must be **received** by the HOA Election Guys, Inc., no later than **May 17**. As ballots mailed after May 14 probably will not be received in time, I suggest that you bring your completed ballot (in the envelope provided and sealed) to the Board meeting on May 18.

### HOA INSURANCE

The **second matter** is the renewal of our HOA insurance policy. Our HOA is compelled by law to purchase insurance, and we have budgeted for a 15% increase accordingly. But if the increase exceeds the budgeted amount, the community will need to consider alternatives. Read more in the Insurance Committee section on page 4 of this newsletter.

### WOOD REPAIR/WOOD TRIM PAINTING UPDATE

With the bid and board approval processes for the wood repair and painting of the wood trim now complete, work should begin this month. Please look for notification indicating when your home will be scheduled.

As always, I would like to thank all our community volunteers for donating their time to CCV. I feel that boards are only as good as their committees and the people who serve on them. Thank you again.

Yours with respect,

Andrew Donegan  
CCV Board President

## Country Club Villas HOA Spring 2023

March-April-May 2023 Issue

## INSIDE THIS ISSUE

President's Message .....	1
Treasurer/Finance Committee.....	2
Communications Committee .....	3
Lakes Committee.....	3
Landscaping Committee .....	3
Insurance Committee .....	4
Maintenance/Architectural Committee .....	4
Powerstone Management.....	4

## 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). Exception noted below:

- WEDNESDAY, March 22, 2023  
CCV Monthly Board Meeting via Zoom
- April 20, 2023  
CCV Monthly Board Meeting  
(Annual Meeting and Election moved to May 18, 2023)
- May 17, 2023—DEADLINE  
All CCV election ballots must be received by this date.
- May 18, 2023  
CCV Annual Election/Board Meeting
- June 16, 2023  
CCV Monthly Board Meeting

## FINANCE COMMITTEE

*Note from Jeffrey Immel, CCV Treasurer*

The CCV Finance Committee would like to share that during the first quarter of the fiscal year, the budget has been mostly either met or remained below budget due to the discipline demonstrated by the Landscape and Maintenance/Architecture 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 mostly out of our control is insurance. It is important to note that the budget for this fiscal year has accounted for a 15% increase in insurance premiums.

However, based on the data collected by our Insurance Committee, it is believed that the increase may surpass this budgeted amount. The exact amount of the increase will not be determined until May.

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

## CCV AND LAKES HOMEOWNERS ASSOCIATION INCOME STATEMENT

### INCOME STATEMENT (excerpt) FIRST QUARTER FY2022-2023

For the Period 11.01.2022 to 01.31.2023

### CCV - First Quarter FY2022-2023

(Period 11.01.2022 to 01.31.2023)

### LAKES - First Quarter FY2022-2023

(Period 11.01.2022 to 01.31.2023)

	Actuals	Budget	Variance	Actuals	Budget	Variance
<b>TOTAL INCOME <sup>1</sup></b>	\$ 241,421	\$ 204,840	\$ 36,581	\$ 19,391	\$ 19,320	\$ 71
<b>EXPENSES <sup>2</sup></b>						
GENERAL & ADMINISTRATION	\$ 66,406	\$ 69,020	\$ 2,614	\$ 1,792	\$ 1,465	\$ (327)
LAND MAINTENANCE	\$ 41,705	\$ 44,218	\$ 2,513	\$ -	\$ -	\$ -
REPAIRS & MAINTENANCE	\$ 9,275	\$ 14,814	\$ 5,539	\$ 9,844	\$ 9,861	\$ 17
UTILITIES	<u>\$ 22,096</u>	<u>\$ 28,841</u>	<u>\$ 6,745</u>	<u>\$ 8,957</u>	<u>\$ 7,750</u>	<u>\$ (1,207)</u>
<b>TOTAL OPERATING EXP BEFORE RSV</b>	<u>\$ 139,483</u>	<u>\$ 156,893</u>	<u>\$ 17,410</u>	<u>\$ 20,593</u>	<u>\$ 19,076</u>	<u>\$ (1,517)</u>
<b>RESERVE CONTRIBUTION <sup>3</sup></b>	<u>\$ 41,048</u>	<u>\$ 40,747</u>	<u>\$ 301</u>	<u>\$ 315</u>	<u>\$ 244</u>	<u>\$ 71</u>

### NOTES:

- 1) Income for FY 2022-2023 includes \$35k in Special Assessment and unbudgeted revenue from new Parking Permits.
- 2) Good fiscal discipline on expenses during first three months of new fiscal year.
- 3) CCV and LAKE Reserves over budget during first quarter of new fiscal year.

### RESERVE CONTRIBUTIONS

We are pleased to report that our reserve contributions are healthy. This will have a positive impact on our Reserve Study update, which will be prepared this summer.

### 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. We will continue to keep you informed of our financial situation and any updates that may arise. If you have any questions or concerns, please do not hesitate to reach out to us. ♦

## COMMUNICATIONS COMMITTEE

*Submitted by Pam Pilcher*

### BACK BY POPULAR DEMAND: ZOOM BD MEETINGS

Beginning Jan. 19, 2023, homeowners once again had Zoom audio access to our monthly CCV board of directors meetings. Unfortunately, we are not set up for a visual connection, but, homeowners are able to participate during the open forum period. The link will be forwarded via email to homeowners, along with the agenda, prior to each meeting. We look forward to you joining the meetings in person or via Zoom.

### CCV WEBSITE

Our website, [countryclubvillas.powerstonepm.com](http://countryclubvillas.powerstonepm.com), continues to be updated monthly with useful information for homeowners. If you haven't registered to access the website, please contact Zana at [zfeenstra@powerstonepm.com](mailto:zfeenstra@powerstonepm.com) or on her direct line at 949-372-4029. If you would like to join the Communications Committee, please contact Pam Pilcher at [pjpilcher@comcast.net](mailto:pjpilcher@comcast.net). ♦

## LAKES COMMITTEE

*Submitted by Renee Lange*

Now that winter has brought lots of rain and cold weather, the lakes are back to normal. The Canada geese are coming around and are fun to watch. The males are telling each other off and occasionally get physical. Looking forward to a new hatching of goslings and ducklings this spring!

### SLUDGE AND SLUDGE REMOVER

We replaced a worn out pump and have been adding sludge remover on a regular basis over a two-month period. As you may be aware, everything that goes into the lake stays there. The sludge remover is bacteria that eats sludge, also called nutrient pollution, which turns to gas and dissipates.

### WHAT CONTRIBUTES TO SLUDGE?

Of course the biggest contributor to the sludge is, *how shall I say this delicately?*, "deposits" from our avian wildlife and resident fish of various species. This is one reason we have a strict rule of do not feed fish or wildlife.

It's also important to try not to wash anything from our patios into the lake. Watch and remind children and adult guests not to throw debris or objects into the lake.

Yard clippings, erosion, and tree fallout are also contributors to sludge. Not much we can do about pine needles and pepper tree peppercorns other than try to keep them to a minimum. The erosion issue can become more of a problem when there are heavy rains on bare dirt.

The landscape committee is aware that there are some areas around the lake that need attention and are working on fixing the problem. ♦

## LANDSCAPING COMMITTEE

*Submitted by Cyndi Davis*

The committee continues to meet monthly. We take walks based on the weekly report provided by Park West to get an overview of the weekly trimming; the rain has impacted the rotation schedule.

Our monthly report is made to the Board at the monthly board meeting. As always, there is a spot available on the Landscape Committee should a homeowner wish to volunteer.

### CONTEMPLATING LANDSCAPING CHANGES?

If a homeowner wishes to change the landscaping in the planter areas around their home, it is necessary to first complete an application that is available on the CCV website. There is a list of approved plants and trees on that site.

Any approved irrigation changes (including capping off) must be done by CCV's landscaper. Please send your completed form to Zana at [zfeenstra@powerstonepm.com](mailto:zfeenstra@powerstonepm.com). She will then forward it to the Landscape Committee for review.

### SPECIALIZED LANDSCAPING NEEDS

Plants that have been planted by either the current homeowner or a previous one and require specialized care must be maintained by the current homeowner.

The landscapers employed by CCV are not to be treated as personal landscapers, but are contracted for specific duties and guidelines. This care by the homeowner would include, but is not limited to, palms and roses other than carpet roses.

### NO PLANNED OVERSEEDING

The weather is noticeably warming, therefore, the grass should be greening up soon. As reported in the last newsletter, there was no overseeding done this year. And we do not plan on overseeding in subsequent years.

### TREE TRIMMING

If there are trees or large bushes that touch the roof or patio cover of your home, please let Zana at Powerstone know so that trimming can be scheduled. We do not wish to allow any small critters to have access to your roof.

There will be tree trimming throughout the community at some point this spring and fall. CCV has a multi-year contract for trimming, therefore not all trees will be trimmed in any given year. ♦

## LANDSCAPING CONCERNS?

Any concerns regarding landscaping must be sent to Zana at [zfeenstra@powerstonepm.com](mailto:zfeenstra@powerstonepm.com). Please do NOT approach the landscapers on your own. They have been instructed to remind you to send your concern directly to Zana at the management company.

## Country Club Villas HOA BOARD OF DIRECTORS

Andy Donegan, *President*  
Email: [andrewdoneganccv@gmail.com](mailto:andrewdoneganccv@gmail.com)

Frank Marter, *Vice President*  
Email: [fmaewest@yahoo.com](mailto:fmaewest@yahoo.com)

Pam Pilcher, *Secretary*  
Email: [pjpilcher@comcast.net](mailto:pjpilcher@comcast.net)

Jeffrey Immel, *Treasurer*  
Email: [jeffreymimmellccv@gmail.com](mailto:jeffreymimmellccv@gmail.com)

Renee Lange, *Director at Large*  
Email: [rlange3241@gmail.com](mailto: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

### Communications

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

### Finance

Jeff Immel, *Treasurer*  
Frank Marter, *Board Liaison*  
Ed Manske  
Vicki Zehner  
Maunette Bacon, *Advisor*

### Insurance—**VOLUNTEERS NEEDED!**

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

### Lakes Mgmt—**VOLUNTEERS NEEDED!**

Open Position, *Chair*  
Renee Lange, *Board Liaison*  
Michelle Russell

### Landscape

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

### Maintenance/Architectural

Tom Pillsworth, *Chair*  
Andy Donegan, *Board Co-liaison*  
Jeff Immel, *Board Co-liaison*  
Paul Foster  
Jim Pari



## 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:

- **Associate Manager Heather Oliveira**  
Email: holiveira@powerstonepm.com  
Phone: (951)-823-1013
- **Manager Zana Feenstra**  
Email: zfeenstra@powerstonepm.com  
Phone: (949)-372-4029.

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](http://countryclubvillas.powerstonepm.com).

### SUBMISSION DEADLINE FOR NEXT ISSUE:

**Friday, May 26, 2023**, for the SUMMER 2023 issue (June-July-Aug 2023).

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

Email: [aloweyCCV@gmail.com](mailto:aloweyCCV@gmail.com).

## INSURANCE COMMITTEE

Submitted by Andrew Donegan

As previously reported, the cost of our HOA insurance policy has risen from approximately \$38K in 2020 to \$215K in 2022.

### INSURANCE INCREASE

If we incur a policy increase significantly larger than the 215K we are currently paying, we will need to have an **emergency community meeting** to determine the direction the community wants the Board to pursue.

### ADDRESSING FUTURE INCREASES

Our HOA is compelled by law to purchase insurance, but if we do not have the money to purchase that insurance, the community will need to consider alternatives.

We have budgeted for a 15% increase and are hopeful that this will be the case. If not, our community must rally together in a short period of time to discuss alternatives.

### IS THIS IN YOUR WHEELHOUSE?

Finding answers to our continued insurance premium increase dilemma is an urgent board priority. ***If any community member has knowledge or expertise in this field, your assistance would be greatly appreciated by the entire community. Please step forward. We need you now.*** ♦

## POWERSTONE PROPERTY MGMT

Submitted by Zana Feenstra

### NEW ARCHITECTURAL GUIDELINES

In February, you received in the mail a proposed Notice of Change of CCV Architectural Guidelines covering several frequently requested items for approval.

These new guidelines will help establish consistency throughout our community. Please review them to ensure you are in compliance.

### BEFORE YOU START...

Before confirming any contractor work, beginning any construction, or making any exterior modifications, it is important to remember to submit separate applications to the Bear Creek Master Association (BCMA) and to the CCV Maintenance/Architectural Committee for their respective approvals.

### WHAT NEEDS APPROVAL?

This includes, but is not limited to, windows, patio upgrades, fencing, lighting, driveways, garage doors, etc.

## MAINTENANCE/ ARCHITECTURAL COMMITTEE

Submitted by Tom Pillsworth

### TWO COMMITTEES COMBINED

The Maintenance Committee and Architectural Committee have been combined and comprise Tom Pillsworth, chair, along with members Jim Pari and Paul Foster. Anyone interested in joining the committee please contact Zana.

### TRIM REPAIR AND PAINTING—VENDOR SELECTED

After a long and arduous process, the Maintenance Committee (with the invaluable help of Jeff Immel and Andy Donegan) has awarded PrimeCo the CCV building trim repair and trim painting project.

The CCV Board of Directors accepted our recommendation at the February meeting and approved the expenditure for this much-needed project. We feel these repairs will help improve the overall appearance of the community and potentially save CCV money in the long run by addressing the repairs now.

The contract is currently under review by the CCV attorneys, and we are hopeful that work will commence soon. We anticipate (weather permitting) that the project should be completed in about three months from the start date. More details will become available as we get closer to the start date. ♦

### WAIT UNTIL YOU HEAR FROM US

Please do not confirm any contractor work or begin construction until you have received official approval letters from Powerstone on behalf of CCV and BCMA.

### HOW CAN I GET THE FORMS?

Both the BCMA and the CCV architectural application forms are available on the CCV website at:

[countryclubvillas.powerstonepm.com](http://countryclubvillas.powerstonepm.com).

If you have any questions, please contact Zana at [zfeenstra@powerstonepm.com](mailto:zfeenstra@powerstonepm.com). ♦

## AFTER-HOURS EMERGENCY SERVICE

For any property-threatening emergency on holidays and after business hours, please contact the On-Call Service:

**800-408-2242.**