



Country Club Villas HOA
Summer 2023

June-July-August 2023 Issue

PRESIDENT’S MESSAGE

I want to begin by thanking our community. Because of your participation in our annual election process, we were able to achieve a quorum on the first ballot and elect our new board members. Without a quorum, the election process would have needed to repeat itself, thus costing the community additional funds. So again, a big thank you.

ELECTION RESULTS

It wasn’t much of a mystery regarding who would be elected. There were three open seats and three incumbent board members running for those three positions. Pam Pilcher, Jeffrey Immel, and I were reelected to the Board of Directors. At the last board meeting the newly elected members, along with the two seated members, voted to have the board positions remain as they were prior to the election:

- President* – Andrew Donegan
- Vice-President* – Frank Marter
- Treasurer* – Jeffrey Immel
- Secretary* – Pam Pilcher
- Member-at-Large* – Renee Lange

PAINTED CURBS AND REFLECTORS

A second item that you have probably noticed is the newly painted curbs. Per the request of our Fire Department, CCV has painted areas around and in front of our fire hydrants and placed blue reflectors in the streets at those same locations.

The reflectors are for engine crews to locate the hydrants at night.

Please adhere to the state laws regarding red painted curbs, and do not park in these locations. Violators will be cited.

INSURANCE UPDATE

Lastly, but probably the biggest news for our community, is the renewal of our insurance policy.

The Insurance Committee will go into the results in the Insurance Committee update on page 4 of this newsletter, but briefly let me say that the Board of Directors was pleased with our ability to get our policies renewed at a cost our community can afford.

We are doing our very best to maintain the CCV assessment at its current level. Your board members are fellow homeowners as well, and we do not want our dues going up anymore than the community as a whole.

As always, thank you for your support, and please keep in mind that we are always looking for more volunteers to help us manage our great community.

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).

- June 15, 2023
CCV Monthly Board Meeting
- July 20, 2023
CCV Monthly Board Meeting
- August 17, 2023
CCV Monthly Board Meeting
- September 21, 2023
CCV Monthly Board Meeting

WEBSITE
countryclubvillas.powerstonepm.com

FINANCE COMMITTEE

Note from Jeffrey Immel, CCV Treasurer

The CCV Finance Committee is happy to report that after the first six months of this fiscal year, we are in pretty good shape.

The specific metrics that indicate our health are 1) we are paying our bills, 2) we have a little left over every month,

and 3) we are making strong contributions to our Reserve Funds.

TWO MAJOR ACCOMPLISHMENTS

This summer begins on a positive note with two major accomplishments.

First, our insurance premium increase, accepted on May 28, 2023, is

manageable within normal budgetary measures and continues to give us full coverage in case of wildfires.

Second, we are kicking off a major Wood Repair and Paint project on schedule per our Reserve calendar.

CCV AND LAKES HOMEOWNERS ASSOCIATION INCOME STATEMENT

INCOME STATEMENT (excerpt)

SIX MONTHS YTD FY2022-2023

For the Period 11.01.2022 to 04.30.2023

CCV - Six Months YTD FY2022-2023

(Period 11.01.2022 to 04.30.2023)

LAKES - Six Months YTD FY2022-2023

(Period 11.01.2022 to 04.30.2023)

	Actuals	Budget	Variance	Actuals	Budget	Variance
TOTAL INCOME ¹	\$ 447,988	\$ 409,680	\$ 38,308	\$ 39,081	\$ 38,640	\$ 441
EXPENSES ²						
GENERAL & ADMINISTRATION	\$ 127,122	\$ 138,040	\$ 10,918	\$ 2,978	\$ 2,930	\$ (48)
LAND MAINTENANCE	\$ 79,164	\$ 88,436	\$ 9,272	\$ -	\$ -	\$ -
REPAIRS & MAINTENANCE	\$ 15,467	\$ 29,628	\$ 14,161	\$ 19,603	\$ 19,722	\$ 119
UTILITIES	<u>\$ 40,808</u>	<u>\$ 52,483</u>	<u>\$ 11,675</u>	<u>\$ 18,195</u>	<u>\$ 15,500</u>	<u>\$ (2,695)</u>
TOTAL OPERATING EXP BEFORE RSV	<u>\$ 262,561</u>	<u>\$ 308,587</u>	<u>\$ 46,026</u>	<u>\$ 40,776</u>	<u>\$ 38,152</u>	<u>\$ (2,624)</u>
RESERVE CONTRIBUTION ³	<u>\$ 82,317</u>	<u>\$ 81,493</u>	<u>\$ 824</u>	<u>\$ 929</u>	<u>\$ 488</u>	<u>\$ 441</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 six months of the fiscal year.
- 3) CCV and LAKES Reserves above budget during first six months of the fiscal year.

Let's enjoy this summer and the updates, upgrades, and new paint that we'll be seeing around the neighborhood.

PLEASE JOIN US

Finally, we would like to take this opportunity to thank you for your

continued support of our Finance Committee.

We are, however, in need of one to two new committee members with fresh ideas, a capacity to contribute, and the right attitude to keep the successes coming.

Please contact Jeff Immel, CCV Treasurer, or any other board member if you are interested in participating. ♦

COMMUNICATIONS COMMITTEE

Submitted by Pam Pilcher

Our website, countryclubvillas.powerstonepm.com, is a great resource for CCV homeowners. There, you will find CCV landscaping and architecture applications, as well as the BCMA (Master Association) architecture application. Our governing documents, the CC&Rs and Rule and Regulations are there for you to update your knowledge about our community.

Currently, less than 10% of homeowners have registered to access the CCV website, which is a separate site from the main BCMA website. If you haven't yet registered, please contact Zana at 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. ♦

LANDSCAPING COMMITTEE

Submitted by Cyndi Davis

It is a beautiful time of year with the greening up of our entire community thanks to the rains and sun, and, yes, this brings on weeds! Even with the pre-emergent spraying done in March, the weeds persist. Park West is addressing this with the weed abatement program.

SCHEDULING TWEAKS

Park West reports weekly on the areas they are working on. Of note, the extra trimming needed to tackle the overgrowth of shrubs and bushes in the common areas, particularly around the homes, has temporarily thrown the weekly trimming rotation off-schedule.

PLANNING A CHANGE?

With the arrival of warmer weather, you may be considering changes or upgrades to the common area around your home. If so, the landscaping application required to make any changes — and the current listing of approved plants and trees — can be found on the CCV website. Or contact Zana at zfeenstra@powerstone.com. She will forward the application to the landscaping committee for review.

WHOSE RESPONSIBLE FOR PLANT CARE?

Please note that the care of some plants on the listing are the homeowner's responsibility, such as palms and roses (other than carpet roses).

VOLUNTEERS WELCOME

If you would like to volunteer for the landscape committee, please contact Zana. We meet on a monthly basis to review proposals, and concerns, and are always interested in having more input from the community. ♦

LAKES COMMITTEE

Submitted by Renee Lange

A LITTLE HISTORY

A little history and background for those of you who are newer residents to our community.

Under construction from 1980 to 1984, our lake was first filled with water in 1985. Now surrounded by 46 lakeside condominium units, the "lake" actually comprises three separate lakes connected by waterfalls and is mostly shallow but reaches a depth of six to ten feet in certain areas.

NOT JUST FOR LOOKS

The surface walls of the entire lake are plastered with a 20-mil impermeable liner, making it self-contained with no drainage. The lake has two vaults with pumps in each vault that support the circulation of water. In addition, its waterfalls, fountains, and aerators are strategic and necessary to keep the lake aerated and in good lake health. Maintenance occurs year-round with service three times a week.

RECENT EXPENSES

Due to wear and tear attributed to constant usage of the equipment, we have replaced one pump and added some aerators. A badly rusted electrical panel finally gave up after 38 years and was also replaced.

THAT BLUE DYE

In response to inquiries about the blue dye that shoots up from the fountains, it is necessary as it acts as a sunscreen, which helps inhibit algae growth.

ENJOY BUT PLEASE DON'T FEED THE WILDLIFE

The property around our lake is common area. This spring, we experienced the hatching of ducklings and goslings overseen by their watchful parents. You may observe, but please do not feed the fish or wildlife (remember, there is no drainage, so waste accumulates) and do keep your distance from the geese!

If you have any questions or witness something that concerns you, please contact Zana at Zana@Powerstone.com or Renee Lange at rlange3241@gmail.com. ♦

LANDSCAPING CONCERNS?

Please send any concerns regarding landscaping to Zana at zfeenstra@powerstonepm.com, so that a log can be kept, and we can follow-up on as needed. 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

Frank Marter, *Vice President*

Email: fcmaewest@yahoo.com

Pam Pilcher, *Secretary*

Email: pjpilcher@comcast.net

Jeffrey Immel, *Treasurer*

Email: jeffreymimmellccv@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

Communications

Open Position, *Chair*

Pam Pilcher, *Board Liaison*

Celina Gan, *Website Coordinator*

Ann Lowey, *CCV Newsletter*

Finance—**VOLUNTEERS NEEDED!**

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

Kim Sligar

Landscaping

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.

SUBMISSION DEADLINE FOR NEXT ISSUE:

Friday, August 25, 2023, for the FALL 2023 issue (Sept-Oct-Nov 2023).

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

Email: aloweyCCV@gmail.com.

INSURANCE COMMITTEE

Submitted by Andrew Donegan

In light of the climate regarding wildfire risk, your Board of Directors is extremely happy with the cost of our new insurance policies.

While HOA communities in California were paying as much as \$500K for \$10 million of coverage, CCV paid roughly \$235K for \$45 million in coverage.

MOVING TO BARE WALLS COVERAGE

In 2022, our community voted to amend our CC&Rs to allow the board to choose bare walls coverage as opposed to walls-in coverage. Last year the board concluded that the difference in cost was not worth the change; this year, however, it made complete sense, and the board voted to move to bare walls coverage.

WHAT THIS MEANS FOR HOMEOWNERS

In brief, this simply eliminates double coverage as your HO-6 policies already cover your personal belongings as well as your furnishings. By choosing bare walls coverage, the board saved approximately \$20K in premium costs. Homeowners will be receiving a letter from our insurance broker explaining this change.

This increase should allow the board to hold steady on our dues and if at the end of the fiscal year we are over budget, we should be able to balance any overage with a small one-time assessment.

THANKS AND NEXT STEPS

Lastly, I would like to thank Jeffrey Immel and Lisa Clark for their time and efforts during this past year. Never in our wildest dreams did we think we would become this versed in insurance policy, nor did we want to, but these two ably rose to the challenge.

The committee hopes that the State of California will step up in the next twelve months to act as a mediator between the insurance companies and the end users.

Thank you for your trust in this committee to do the work necessary in order to achieve reasonable results for our community. ♦

SECURITY TIPS

Lock your doors and windows • Install motion detector lighting • Reinforce sliding doors • Don't overshare on social media.

MAINTENANCE/ ARCHITECTURAL COMMITTEE

Submitted by Tom Pillsworth

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.

ARCHITECTURAL:

The committee received several architectural applications, which were all processed and approved in a timely manner. Currently there are no applications pending.

MAINTENANCE(MC):

A number of minor maintenance-related issues were referred to the committee and addressed.

GROUND LIGHTING

With the substantial assistance of Jeff Immel and Andrew Donegan, all of the ground lighting issues reported by homeowners (especially around the Lakes) have been addressed.

CURB PAINTING, REFLECTORS, FIRE ZONES

Recently, the Board accepted the MC recommendation to increase the safety of our community by painting the curbs in front of the mailboxes and fire hydrants according to code. Blue reflectors were also installed marking the fire hydrants location. The speed bumps and pavement "STOP" signs were repainted. Additionally, the fire zones were extended in the cul-de-sacs to allow maneuvering room for emergency vehicles.

TRIM WORK TO BEGIN

Now that the budgetary issues regarding the CCV fire insurance have been settled, the board has signed the contract to begin the replacement/repair/painting of the building trim, and we should have a start date for that project soon. More information should be forthcoming shortly. ♦

POWERSTONE PROPERTY MGMT

Submitted by Zana Feenstra

AFTER-HOURS EMERGENCY SERVICE

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

800-408-2242.