

Country Club Villas NEWSLETTER



A workman paints the repaired wood trim, using two coats of high quality paint, on a home on Glen Abbey Lane. This is part of CCV's wood trim repair and paint project. Photo by Mark Lowey.

PRESIDENT'S MESSAGE

Friends, Neighbors, and Fellow CCV Residents,

In case you have not heard, Powerstone has assigned CCV a new property manager. Her name is Victoria Hall. Your board is looking forward to establishing a long-term working relationship with Victoria. Please take time to attend one of our Board meetings and introduce yourself to her. Victoria's contact information can be found here on the back page and on the CCV website.

BOARD MEETINGS BACK TO THIRD THURSDAY
Regarding board meetings, CCV will return to meeting on the third Thursday of the month at 6 p.m. in the Bears Den. The board encourages your attendance. A lot of information is shared at these meetings, and your attendance would be beneficial. Remember, this is your community, please take part in its governance.

WOOD TRIM REPAIR/PAINTING

The wood repair and painting project began in July/August. The community was divided into six areas:

Areas 1 and 2: Nicklaus built homes on Lochinvar and Bears Paw.

Area 3: Nicklaus and Keusder homes on east side of Sailfish and Glen Abbey.

Area 4: Nicklaus homes on west side of Glen Abbey.

Area 5: Watts homes on the west side of Bears Paw.

Area 6: Watts homes on the east side of Bears Paw and the four Watts homes on Muirfield.

The Hix homes on Muirfield do not have any wood trim and will not need to be painted.

The carpenters followed this rotation and were completed in a little over a month. The painters followed behind and the painting will take approximately three months to complete.

POOL RULES: POLITE REMINDER

Lastly, a reminder of some pool rules that are being persistently neglected. ALL guests of residents must be accompanied by the resident, and no more than four guests at a time. Additionally, as a courtesy to your fellow residents, if pool deck lounges, chairs, tables, and umbrellas are moved, please return them to their proper location. This is not a resort, and there are no pool attendants to put furniture back in place after it has been moved. Also, please be sure to lower the umbrellas and tie the cord around, so the wind does not rip or damage the umbrella material. Thank you for your compliance.

Yours with respect,
Andrew Donegan
CCV Board President

Country Club Villas HOA Fall 2023

Sept.-Oct.-Nov. 2023 Issue

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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).

- September 21, 2023
CCV Monthly Board Meeting
- October 19, 2023
CCV Monthly Board Meeting
- November 17, 2023
CCV Monthly Board Meeting
- December 2023
No CCV Monthly Board Meeting

WEBSITE

countryclubvillas.powerstonepm.com

FINANCE COMMITTEE

Note from Jeffrey Immel, CCV Treasurer

With nine months of the current fiscal year completed (see summary data), our fiscal situation is looking pretty good.

We would like to thank all CCV residents/owners for their understanding, regarding the costs and complexities of operating our HOAs.

Here are just some of the highlights as we reflect on the last nine months:

- CCV and LAKES are at or below budget in almost all areas except for LAKE electricity usage. More on this below.
- Good contribution to our CCV Reserves has been maintained.
- Updated Reserve Studies with site visit from our reserve analyst have been

completed and approved by the CCV Board of Directors.

- The independent CPA review of our FY 2021-22 Financial Statements has been completed and approved with no major issues found.
- Our FY 2021-22 Income Tax Statements have been completed, approved, and filed.

CCV AND LAKES HOMEOWNERS ASSOCIATION INCOME STATEMENT

INCOME STATEMENT (excerpt)
NINE MONTHS YTD FY2022-2023
For the Period 11.01.2022 to 07.31.2023

CCV - Nine Months YTD FY2022-2023
(Period 11.01.2022 to 07.31.2023)

LAKES - Nine Months YTD FY2022-2023
(Period 11.01.2022 to 07.31.2023)

	Actuals	Budget	Variance	Actuals	Budget	Variance
TOTAL INCOME ¹	\$ 654,791	\$ 614,520	\$ 40,271	\$ 58,721	\$ 57,960	\$ 761
EXPENSES ²						
GENERAL & ADMINISTRATION	\$ 191,210	\$ 207,060	\$ 15,850	\$ 4,202	\$ 4,395	\$ 193
LAND MAINTENANCE	\$ 121,978	\$ 132,654	\$ 10,676	\$ -	\$ -	\$ -
REPAIRS & MAINTENANCE	\$ 36,499	\$ 44,442	\$ 7,943	\$ 29,362	\$ 29,583	\$ 221
UTILITIES ³	\$ 73,295	\$ 96,724	\$ 23,429	\$ 28,569	\$ 23,250	\$ (5,319)
TOTAL OPERATING EXP BEFORE RSV	\$ 422,982	\$ 480,880	\$ 57,898	\$ 62,133	\$ 57,228	\$ (4,905)
RESERVE CONTRIBUTION ⁴	\$ 122,240	\$ 122,240	\$ -	\$ 732	\$ 732	\$ -

NOTES:

- 1) Income for CCV 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) Utilities for LAKES are running over budget due to electricity usage for pumps/aerators.
- 4) CCV and LAKES Reserves on budget after nine months of the fiscal year.

- We recently switched money market accounts for CCV's Reserve deposits from a 0.25% interest-bearing account to a 4% interest-bearing account.
- First reviews of next year's CCV and LAKES budgets are underway, and we expect to present a final version for Board approval in September 2023.

LAKES ELECTRICITY USAGE

Regarding LAKES electricity usage, the Finance Committee is exploring several actions: 1) In discussion with SCE to get a potentially better rate plan, 2) Ask LAKES Committee to consider moving back to Summer/Winter operating hours, 3) Ask LAKES Committee to consider running pumps/fountains only during off-peak hours (never after 4pm), and 4) Look at

several solar power options to defray the LAKES electricity costs. More to come in future meetings and newsletters.

NEW COMMITTEE MEMBERS

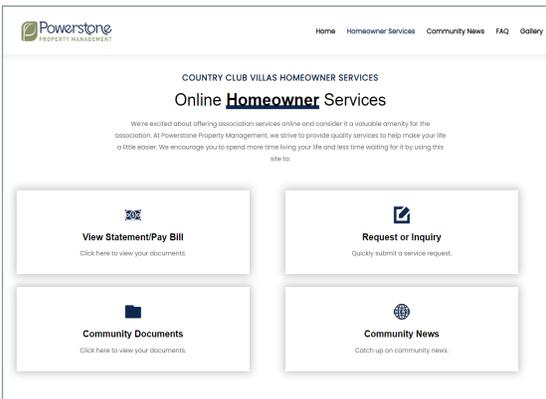
Lastly, the committee welcomes two new members, approved at the August board meeting: Barry Crawford and David Frazier. We thank retiring members Ed Manske and Maunette Bacon for their service on the committee. ◇

COMMUNICATIONS COMMITTEE

Submitted by Celina Gan

DID YOU KNOW...

<https://countryclubvillas.powerstonepm.com> is your one-stop hub for convenience and connectivity. Our HOA-specific website is designed with simplicity in mind, offering a centralized platform where you can access all your community news and documents (application forms, meeting minutes, CC&R, and more). It also provides a convenient payment system where you can access your account and easily settle your bills.



NEW USER?

If you are a new user of the website, you will need to find the pin on your monthly CCV bill to register. Don't worry if you cannot find the pin there or if you don't receive a paper bill at all. Just reach out to our new community manager, **Victoria Hall**, by phone at **949-535-4497**, or email **vhall@powerstonepm.com**. She will help you register on the website.

USEFUL INFORMATION AT YOUR FINGERTIPS

By using the website, you're contributing to a more streamlined and efficient community, where information and resources are readily available for everyone. So, why wait? Please explore our HOA website today. ♦

LANDSCAPING COMMITTEE

Submitted by Cyndi Davis

NEW LANDSCAPING CONTRACTOR BEGINS

Effective Sept. 1, Landcare Logic (LCL) began as our new landscaping contractor. Initially, they will keep the same five-week rotation schedule for maintenance, with mowing once a week.

PRELIMINARY WORK FLOW EVALUATION

As they get familiar with our property, their account manager will evaluate the work flow and plan accordingly to our needs.

LAKES COMMITTEE

Submitted by Renee Lange

As temperatures soar, much of the wildlife seeks solace in the coming cooler weather of fall.

ITINERANT TURTLES, HELPING HANDS

The sight of turtles of various sizes leisurely climbing on the rocks is a common spectacle at the Lakes. However, these creatures sometimes wander into our yards and patios.

If you happen upon these delightful visitors, do lend them a hand by guiding them back to their aquatic home. Let's ensure they continue to thrive in their natural habitat.

EFFECTIVE EQUIPMENT PREVENTS ALGAE GROWTH

Maintaining the lake's pristine beauty is a collaborative effort. The equipment diligently working to keep the water clear has been effective in preventing the growth of unsightly algae. Help by keeping falling leaves and debris out of the lake.

RESPECTING THE BALANCE OF NATURE

Respecting the balance of nature means that fishing and feeding fish and wildlife are considered taboo in our little slice of paradise. By letting the wildlife feed naturally and thrive without interference, we create a harmonious environment where each creature plays its role.

WATCH OUT FOR LITTLE ONES

As you enjoy the serenity of the lake, please remember to keep a watchful eye on our smallest residents and visitors. The tranquility of the water might entice small children, so it's crucial to ensure their safety with adult supervision.

As summer comes to an end and fall begins, let's treasure this gem within our community, fostering its beauty and preserving its serenity for generations to come. Let's continue to be mindful of the wildlife, maintaining a delicate balance between our presence and their habitat, as we cherish the tranquil haven that is the heart of our neighborhood. ♦

IRRIGATION AUDIT

During the first sixty days, LCL will do an irrigation audit, which is included in the contract.

SMART IRRIGATION CONTROLLERS

LCL will also be installing Smartline controllers, at their cost, which will allow them to monitor efficiently our irrigation needs. Smartline controllers are operated by a Smartlink network with software that allows controls to be operated remotely, responds to weather conditions, and alerts contractor of issues such as leaks.

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: ppilcher@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

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*
Frank Marter, *Board Liaison*
Barry Crawford
David Frazier
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

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:

- **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:

Friday, November 17, 2023, for the WINTER 2023 issue (Dec '23-Jan-Feb '24).

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

Email: aloweyCCV@gmail.com.

LANDSCAPE COMMITTEE

Continued from page 3...

PATIENCE, PLEASE

We look forward to working with their team. Please be patient as we build this relationship. We appreciate homeowners not interrupting the crew, so please continue to contact Powerstone with any issues you may have. An added bonus contracting with LCL is that they use battery operated lawn mowers and hand tools, which means less noise throughout the community.

HOME TURF

The turf areas throughout CCV are unique. The turf is made up of a variety of grasses that may grow at different rates and have different dormant seasons. These varieties also explain the variations in color, height and density of the turf. If you find areas around your home that are not receiving the appropriate amount of irrigation, please contact Powerstone.

MULCH MUCH?

Many homeowners use mulch around the plantings in the common planters around their homes. This not only looks attractive, but helps retain evaporation of moisture. If you are interested in installing mulch, you will need to fill out a landscaping application, available on our CCV website, or you can contact Powerstone.

AT WHOSE EXPENSE?

As a reminder, mulch is at the homeowner's expense, and color choices are limited by our CC&Rs. An application is needed if you would like to make any changes to the plantings in the common areas.

JOIN OUR TEAM

If you would like to volunteer to be on our landscaping committee, send an email to Victoria Hall. We usually meet once a month to review applications and address issues that may arise. ◇

**MAINTENANCE/
ARCHITECTURAL COMMITTEE**

Submitted by Tom Pillsworth

The Maintenance Committee and Architectural Committee have been combined.

ONGOING WOOD TRIM PROJECT UPDATE

The building trim repair/replacement/painting project is well-underway. The project is about one-quarter completed as of end of August with the majority of the carpentry done.

As expected, there was more trim that needed replacement than originally estimated, but the contract was negotiated with a maximum overage cap.

The preparation of the wood surface and painting is on schedule. We insisted on the application of two coats of high quality paint and that aspect of the work is also on schedule. As of end of August:

Areas 1 and 2: homes on Lochinvar and Bears Paw are complete.

Area 3: Some homes on Sailfish and the east side of Glen Abbey are complete.

Areas 3-6: Work continues on both sides of Glen Abbey, both sides of Bears Paw, and around to Muirfield, including the pool area.

We hope all work will be completed by end of September/beginning October.

There are no other major maintenance projects planned for the remainder of 2023. ◇

POWERSTONE PROPERTY MGMT

Submitted by Victoria Hall

I would like to let you know how proud I am to be chosen as the manager of Country Club Villas Association.

It is my goal to keep your community as beautiful as it already is. I look forward to working with the Board and also meeting the homeowners and residents in the community.

I will be performing property inspections and attending the landscape walks to ensure that the rules are being followed so that Country Club Villas remains the great community that it already is.

Please do not hesitate to call me if you need any assistance or have any questions. I am here to help. vhall@powerstonepm.com. 949-535-4497. ◇

AFTER-HOURS**ON-CALL EMERGENCY SERVICE**

Call: 800-408-2242

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