

# The Mediterranean Villas Homeowners Association

---

## 2025 ANNUAL REPORT TO HOMEOWNERS

---

### ***Greetings to all Townhome Owners!!!***

Despite Director vacancies and lack of leadership on the Architectural Control Committee (ACC), your Mediterranean Villas Homeowners Association managed to accomplish several projects to enhance the value of all our Townhomes.

Power washing and fascia painting was provided for the 44 Townhomes on Vincenzo, east of Midland. Completing this project means that every single Townhome in our development has either been power washed or fully repainted. Full repainting will likely be undertaken for Phase 1 units in 2027.

We redid the landscape beds in the large Guest Parking lot on Majestia and will rework the landscaping on both sides of our Broadmoor Boulevard entrance yet this year, now that the City's road construction on Broadmoor is nearing completion.

Several dead, dying or overgrown shrubs, trees and plants were removed, and a few new items were selectively planted. More dying or dead arborvitae will be removed this Fall. All underground drip lines in Phase 1 have either been replaced or repaired and all plastic edging, starting with Phase 1, will be replaced over the next two to three years. In addition, remediation efforts on the north hill lawn in backyards near the Pavilion, which suffered from the masonry wall project in 2023, are finally paying off.

However, much more work remains to be done to spruce up our landscaping. To achieve that goal, we are hiring a new landscape and lawn service contractor as of January 1, 2026. We believe we will get improved service and ask for everyone's patience and cooperation as we make the transition.

The modest dues increase we enacted last year is keeping us in good fiscal standing. Your Board has undertaken a sound new approach to keep our Reserve Funds secure and well managed with insured investments that can grow our accounts yet still be accessible as needed. However, we will be raising the fee for renting spaces in our RV Storage Area in 2026. That fee has never been increased since the Storage Area first opened in 2011, despite our increased costs for property insurance, taxes and licensing.

Our 2016 Lease policy, which created a Waiting List process once we reached our limit of 45 units approved as rentals, continues to serve us well. The Waiting List is managed on a first-in, first-served basis; there are currently five Owners on the Waiting List.

We could use more able-bodied Owners to serve on and guide the ACC, as well as two more volunteers to fill our vacancies on the Board of Directors. With a full Board and effective ACC participation, your Association can better continue to fulfill its primary mission: to be fiscally responsible while keeping our community looking beautiful, well maintained and in good repair and protecting all Homeowners' property values.

Respectfully and sincerely,

***Your Mediterranean Villas Homeowners Association Board of Directors***