



Homeowners
Association
(HOA) News
Fall/Winter 2024

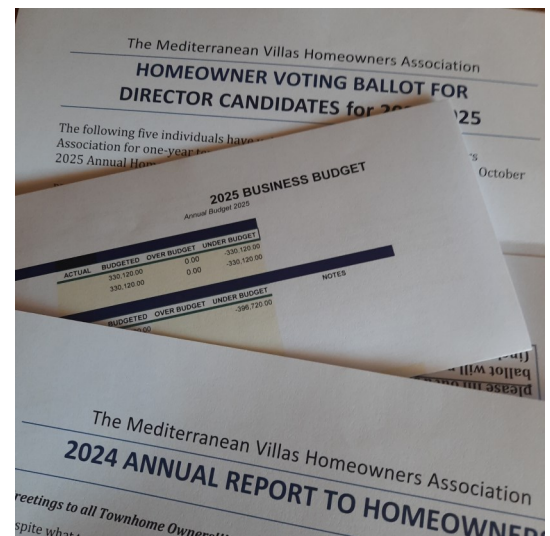


Annual Voting, Budget Ratification: Four Incumbents & One Appointee Elected for 2024-25

Fifty-five ballots from Owners were tallied up at the October 8 Board of Directors Meeting. Four incumbents were unanimously reelected: President **Margaret Jacobson**, Treasurer **Ginger Sorenson**, Secretary **Sharon Gittleman**, and At-Large Director **Peggy Mudd**. At-Large Director **Leslie Cannon**, who had been appointed last Spring to fill an unexpired open term, was also formally elected to the Board by Owners.

Leslie, by the way, has recently taken over duties as our Webmaster from **Jerri Main**, who has very capably served in that behind-the-scenes capacity for 12 years. *Thank you, Jerri, for your great attention to detail and long voluntary commitment to our Association! And thank you, Leslie, for willingly taking on this vital task!*

In addition, the 2025 Budget approved by the Board on September 17 was ratified unanimously by the Owners who voted. *The Board thanks those of you who took the time to submit your vote!!!*



Help Wanted to Fill Vacancies on Your Board of Directors

We regret to report that your Homeowners Association is once again two members short on what is supposed to be our seven-member Board, according to our Bylaws. If you would like to help keep our Mediterranean Villas attractive and be part of the fiscal decision-making for our future, please send an email to the Board at tmvassoc@hotmail.com.



The open seats include the **Vice President**, whose duties include overseeing compliance by all residents with our Covenants and Rules & Regulations (R&Rs), as well as filling in if the President is unable to preside at meetings or perform her/his duties.

The other vacancy is an **At-Large** seat. That Director would typically be tasked to serve as Board liaison to the Architectural Control Committee (ACC) and help guide the ACC members in developing projects for Board consideration and approval.

Board meetings are usually held once a month April through October, as are ACC meetings. Meetings typically last 60-90 minutes. Association matters in the November through March period are handled via email among Directors. Similarly, business is conducted between meetings throughout the year through email, so you must be at ease with email and be used to checking it on a daily basis to serve on the Board (or the ACC).

For more information on the responsibilities of your Directors, please review our Bylaws. If you've misplaced your copy, you can find our Bylaws (as well as our Covenants and R&Rs) on our website, www.medvillashoa.org.

Landscape Winterizing Tasks Are Under Way; There Are Steps You Should Take to Protect Your Townhome, Too

Our landscape contractor will be blowing out our sprinklers and shutting off the irrigation for the Winter about the time this newsletter is being distributed. Heritage will also be finishing up additional Fall pruning and landscape cleanup tasks. There were two mowings scheduled for October, then only once in November and December.

Likewise, be sure to tidy up your own entryway and patio. Please trim your personal plants or courtyard trees and shrubs to keep them away from both stucco exteriors and roof lines and gutters. Store any lighter-weight patio furniture inside your garage for the Winter.



Also please disconnect all garden hoses from outside water outlets to avoid costly damage for you from frozen or burst pipes! If temperatures in the 20s, teens or sub-zero are expected, and you have sink, bath or shower faucets on an exterior wall, turning on the cold-water tap just enough to produce an intermittent drip can help avoid pipe freeze-up. If you will be away for an extended period, please shut off your inside water valve, often located in a closet or your laundry area.

Maintaining plumbing in working condition, including your outside water outlets, is not an HOA responsibility; frozen or other pipe repair and any resulting damage from leaking is all at the expense of the individual Townhome Owner. This also applies to maintaining any gutters you have in good condition, so you might want to get them cleaned out before Winter.

Remember to Remove Political Signs Right After Election

Please do your part as a citizen to vote in your local, state and national elections! However, don't forget that the display of small political campaign support signs in your personal landscape spaces — right by your entryway, in your front courtyard or next to your front windows — is only allowed on a short-term and temporary basis and must be removed immediately after Election Day!

What You Need to Know About Winter Snow Removal

When it snows and accumulates in excess of two inches, your HOA hires a crew to shovel a path to each front entryway, clear a walking path on sidewalks, and make sure that U.S. Postal workers have the access needed for mail delivery.

Keep in mind that plowing the streets is the City's responsibility and, like most other residential neighborhoods, our streets are cleared only after all the major City roads have been plowed.



Please Adhere to Holiday Decorating Requirements



No seasonal decorations of any kind (at any time of the year) may be attached or fastened to exterior stucco surfaces or garage doors. But please refer to Rules & Regulations #1 for specific instructions on the limited exceptions to stucco attachments.

Holiday lights may be attached at the roofline above the fascia only by clips designed specifically for attaching them to the roof edge or gutters. Yard ornaments are strongly discouraged as they can fall down, or be wind-driven onto your stucco exteriors, or could cause lawn damage. Remember that these guidelines are designed to avoid damage to our Townhome exteriors. Any damage caused by violating our regulations will be repaired at the Townhome Owner's expense.

Attention, Pet Owners:

Please Respect Privacy of Your Neighbors, Obey Leash Laws, & Pick Up Pet Poo Right Away - No Matter Where!

Although our front and back lawns are considered Common Area and are maintained by the HOA, we all expect a certain amount of individual privacy, especially in our back yards.

Suddenly finding someone walking their pet through your backyard can be unsettling to any one of us — and our own pets — whether we are indoors or out enjoying our patio. Pet owners: please consider this and take your pets out through your front door or garage when headed out for a walk with your pet.

Some of our pet owners also apparently think it's ok to not clean up after their pets if it's in someone else's yard or on the sidewalk. Nothing could be further from the truth: it's your responsibility to do so no matter where your pet decides to defecate!



Just as inconsiderate are those who ignore Pasco City leash laws (mirrored by our own Covenants, Section 6.8) and simply let their pets roam to do their business wherever they wish! This will not be tolerated, no matter what the weather or time of day or night.

No one wants to step into dog doo, whether in grass or snow! Repeated complaints about pet-waste cleanup or free-roaming dogs or cats can, and will, result in fines if that's what is needed to get you to be a responsible pet owner.

Overdue Late Fees & Interest Must Still Be Paid

The Board will gladly work with you to find a viable solution if you encounter a sudden financial hardship or circumstance that makes it difficult for you to pay your monthly HOA dues on time.

That said, however, if you get behind on your monthly dues — just because you think it's ok to skip that obligation for a month or two or more, or you were assessed a fine, or you need to reimburse the HOA for the cost of stucco repairs from exterior damages that you caused — any and all accrued late fees and interest on overdue amounts must also be paid!

These fees and interest won't magically go away and could affect your credit rating in the long run. Ultimately, a lien could be placed on your property. Plus, it's unfair to all the other Owners who pay their dues on time to carry the burden for the few who don't. So please treat your HOA dues like any other monthly bill, such as electricity, water, gas, trash collection, or insurance.

Maintenance & Repairs: What's Yours or the HOA's?

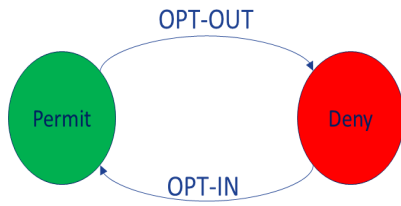
Whether you are a relatively new Owner or a long-timer in Mediterranean Villas, we want to remind you about a handy list that distinguishes between which items you, the Townhome Owner, are responsible for maintaining in good repair and which items are the responsibility of the HOA to maintain and repair.

The list can be found on our website, www.medvillashoa.org, under the Governing Documents section. It's called, "Homeowner/HOA Repair & Maintenance Responsibilities."

The list also shows you when your repair, maintenance or replacement of any Townhome element requires the pre-approval of the Architectural Control Committee (ACC). Please print this checklist out and keep with your household papers. If you don't have internet or a printer, call **509-554-1882** to leave us a message about this and we'll mail you a copy.



Your Choice: Opt In or Opt Out (If You Haven't Done So)



If you would rather have **all** HOA communications sent to you via email, including this newsletter, which can save your Association a little bit in our budget on postage and printing costs, simply “Opt In” using the Consent Form which can be downloaded from our website, www.medvillashoa.org. Click on the “Forms” or “Governing Documents” tabs.

All of our new Owners get the Consent Form in a Welcome packet delivered to their door soon after they move in. *Please promptly submit this form to us so we know your preference, email or US postal mail!*

Please also keep your contact information — phone number and/or email address — up-to-date with us if either of those change! Call **509-554-1882** or email us at tmvassoc@hotmail.com to let us know about any changes!



Your 2024-25 Board of Directors

Margaret Jacobson, President; Vice President (**OPEN**); Ginger Sorenson, Treasurer;
Sharon Gittleman, Secretary; Leslie Cannon & Peggy Mudd, Directors-at-Large (**ONE AT-LARGE SEAT OPEN**)

Architectural Control Committee (ACC)

Jerry Chichetti, Kay Chichetti, Leah Miller, Paul Miller,
Ginger Sorenson, Vern Sorenson and Carole Valentine

HOA Message Line: 509-554-1882 (please provide name, address, phone #)
HOA Email: tmvassoc@hotmail.com (please provide your address)
HOA Website: www.medvillashoa.org (password: palazzo)
HOA Postal Address: MVHOA, 9713 Mia Lane, Pasco WA 99301
RV Storage Area: 509-554-1882
Celski's HOA Management Group (**only** for issues about dues payments): 509-579-4101
Mailing Address for HOA Dues: Mediterranean Villas HOA-7517
Lockbox Department
P.O. Box 98076
Las Vegas NV 89193
City of Pasco: 509-545-3488
Police (non-emergency): 509-628-0333
Tri-Cities Animal Control: 509-545-3740