



## Three Incumbents & Two Appointees Elected to Board; Our 2026 Budget Also Was Ratified by Homeowners

In the recent Homeowner voting, President **Margaret Jacobson**, Treasurer **Ginger Sorenson**, and Secretary **Sharon Gittleman** were all once again unanimously reelected to your Board of Directors. Newly elected to the Board were **Vicki Locati** (*top photo*) and **Carole Valentine** (*bottom photo*), who both were appointed to At-Large Directorships earlier this year to fill two of three vacancies on the Board. At-Large Director **Leslie Cannon** chose not to run for reelection due to time constraints from her full-time employment but is continuing to support us as our Webmaster for the time being.



Homeowners also unanimously ratified the 2026 Budget that was approved by your Board of Directors on September 16.

This year, 60 ballots were submitted for the 228 lots in Mediterranean Villas. This is slightly more than last year but merely represents 26% of the votes that could be cast by the Owners of our 228 Townhomes. *We do, however, appreciate those of you who took the time to submit your ballots and represent your voice in our community!!!*



## This Will Be Major Year of Transition for Our Association: Passing the Management Torch Must Happen Now!

The year ahead will bring significant changes for your Mediterranean Villas Homeowners Association (HOA).

This will be the last year of service for President **Margaret Jacobson** (*at right in photo below*) and Treasurer **Ginger Sorenson** (*on left*). Both have either major personal or spousal health issues to contend with. Secretary **Sharon Gittleman** has not committed to serve beyond this coming year as she also has increasing healthcare matters to deal with on the home front.



More important than personal issues, however, is the fact that Margaret and Ginger have served as Directors and Officers since the Homeowners Association was turned over to the Homeowners from the developer back in November 2010. Sharon was appointed to the Board as Secretary in early 2011. All three have been elected to the Board every year since then, so these three dedicated women will have each served this community for at least 15 years. *It is time for new blood and new leadership!*

Furthermore, **Les Jacobson**, who has most capably served our community for at least 15 years as our liaison with our landscape contractor for irrigation issues, will be ending his services once the irrigation system is winterized for the year in the coming week or so.

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## ***Year of Transition (Continued from Page 1)***



Beyond being our irrigation liaison, as many of you know, Les tackled many other maintenance and repair tasks for our community – *and much of that was on his own dime and initiative!* He replaced screen doors on the Palazzo building, repaired broken boards in wood fences or locks on the Storage RV Area gates, and filled the pet-waste bag dispensers; for those tasks he was reimbursed for his expenses.

But he also picked up litter, sprayed weeds on sidewalks and in street cracks, and did countless other jobs no one else volunteered for or cared to do. It wasn't his job to do but he did it because he loves our community and wants Mediterranean Villas to be as beautiful as possible! *We Homeowners all owe Les a tremendous debt of gratitude for his years of service! Thank you, Les!!!*

### ***We Will Not Be Able to Continue to Self-Manage Our Community***

Much of the coming year will be spent by your Directors transitioning as many day-to-day operations as possible to Celski's HOA Management Group or other contractors. Currently, Celski primarily only provides bookkeeping (financial records) and dues-collection services. Most local homeowner associations are run by third-party companies such as Celski's. We in Mediterranean Villas are one of only a very few HOAs in this area that are self-managed! **Shifting more tasks to Celski will likely increase our costs and could require raising our HOA dues.**

**And, as we have reported in this newsletter several times in the past, this does not mean we can do without a Board of Directors! A Board of Directors, consisting of seven individual homeowners (per our Bylaws), and as required by State regulations, must still approve an annual budget and any contracts and expenses.**

In addition, during 2025, our Architectural Control Committee, or ACC, has not been functional due to lack of leadership combined with the physical limitations of some members of the ACC who can no longer walk through the community to assess stucco repair or landscape maintenance issues. The ACC was originally designed to be the "working committee" of our HOA to oversee building maintenance and repairs and landscaping-upgrade projects. But this year, the Board of Directors has been making all the decisions on building maintenance, repairs, and landscaping changes, and overseeing those projects.

### ***The Good News:***

Over the past two years, our Treasurer Ginger Sorenson, with your Board's approval, has put a lot of effort into streamlining our banking and accounting oversight. This will make the transition of more financial tasks to Celski, and oversight by new Board members, easier to accomplish.

Beginning January 1, we have a new lawn maintenance and landscaping contractor. The Board is confident we will see better service on routine lawn maintenance and landscape care and also get a fresh set of eyes dedicated to making Mediterranean Villas look even more attractive. This could do much to offset landscape planning efforts previously handled by the ACC and irrigation issues overseen by Les.

### ***But...We Still Can't Continue Your HOA Without Your Help!***

If you can volunteer some time to serve on the Board of Directors starting in October 2026, or sooner, please send an email to [tmvassoc@hotmail.com](mailto:tmvassoc@hotmail.com). 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](http://www.medvillashoa.org).

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## **Owners Should Check Their Own Units for Stucco Issues**

Another way each of you can help in the absence of an ACC is to personally do your own routine checks around the exterior of your units to see if there are stucco issues the HOA might need to address and repair.

Keep in mind that hairline cracks show up all over the place with stucco coatings like ours. Also, water stains, discoloration and scuffing of the stucco are considered acceptable. All these can be taken care of when your building is painted.

What is more important to look for are any cracks or penetrations that extend all the way through the stucco coating, with gaps exceeding 1/8". This includes cracks at the top of the stucco where it meets the soffits. Also inspect soffits, fascia and trim, including the wood around the garage door.

If every Owner would take responsibility for doing their own yearly inspection of the exterior of their unit, and reporting any such serious issues as described above, we can then compile a list to have a qualified contractor come verify the need for repairs.

### ***Driveways, Walkways Are Also Your Responsibility***

Another outdoor Owner – *and not HOA* – responsibility is maintaining your own driveway, walkways and sidewalk. A couple of Owners have had new concrete poured for driveways that suffered serious damage by an overuse of salt and caustic types of ice melt in the past.

But beyond keeping the surfaces in good shape, taking care of your driveway, walkway and sidewalk includes spraying and removing any weeds that might crop up in driveway and sidewalk cracks. *Please do your part to keep our whole community looking good!*

## **Our New Landscape Contractor Has Experience Here**

The new landscape contractor for 2026 approved by the Board of Directors, after soliciting bids from several companies, is Just Believe It Landscaping, LLC, a recently created company headed by David Camargo. Just Believe It has already successfully and beautifully completed several projects this year as the Board of Directors tested the group's performance quality.



These include redoing the landscaping at each end of the large Majestia Lane Guest Parking lot; removing several trees and repairing spots where trees had previously been taken out; repairing or replacing all the drip lines in Phase 1; and clearing out the regrowth of weeds and saplings in a section between our perimeter block wall and fencing belonging to property owners in the adjacent Broadmoor Estates (*see before and after photos at left*).

Other Board-approved projects they are still working on include removing more than a dozen dead arborvitaes and beginning a phased approach, starting with Phase 1 Townhomes, to replace the plastic edging around landscape beds and rocked areas. The new edging, contrary to what we published in our Spring/Summer newsletter, will not be metal but the same sturdy plastic barrier we now have. The problem is that it was not properly installed originally and that's what causes it to pop up in places and then get broken, chipped or dislodged by lawn edging equipment.

The Board is also going to have Just Believe It redo the landscaping at our Broadmoor Boulevard

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## **New Contractor (Continued from Page 3)**

entrance. Because the City's work on the road and new street lighting installation took longer than anticipated, this special project will be put off until Spring.

In addition, some of you may recognize the owner of Just Believe It because he has been the irrigation specialist employed by our current landscape contractor, Heritage. This means he already knows our system and community inside out, having been here week after week. He told Board members he has a lot of ideas about what can be done to make the landscaping in Mediterranean Villas even better. *We ask that all residents be patient as we transition to this new contractor. Don't expect miracles, but your Board is confident things will improve!*

Please also remember that **all** issues with sprinklers or landscaping or lawn maintenance still need to be reported directly to the HOA via an email to [tmvassoc@hotmail.com](mailto:tmvassoc@hotmail.com) or by leaving a detailed report on our HOA Message Line, **509-554-1882**. *Please do not make requests to or discuss issues directly with the lawn crews! Instead, give your feedback directly to the HOA!*

## **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 after the irrigation shutoff October 17. They should also be finishing up additional Fall pruning and landscape cleanup tasks by the end of November. There were two mowings scheduled for October, then there will be mowing only once in November and December.

Now is also the time for you to 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 light-weight patio furniture inside your garage for the Winter.



Please be sure to disconnect all garden hoses from outside water outlets to avoid costly damage for you from frozen or burst pipes. Store garden hoses in your garage. 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 at night just enough to produce an intermittent drip can help avoid pipe freeze-up.

If you plan to 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.

Neighboring developments have seen an increase in rats and even opossums being disturbed from their usual territory by all the new construction going on in our area. Be sure to avoid keeping any pet food or dishes on your patio that might attract rodents or other unwanted guests!

## **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. This includes Halloween and Christmas-time décor!

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## **Holiday Decorating** *(Continued from Page 4)*



The only *limited* exception is that the HOA now allows use of hangers with removable tape adhesive. But please adhere to package instructions for weight limits for such hangers. Overweight items, or those attached by prohibited means like screws and nails, will wind up damaging your stucco exterior. Please refer to Rules & Regulations #1 for specific instructions.

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 or irrigation system 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.

## **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.

Any additional snow removal you might want, like clearing your driveway, is your responsibility and at your expense. Please do not contact the HOA nor its landscape contractor to request any extra snow-removal service.

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.

Pet owners: Please remember that the weather outside does not alter your responsibilities to personally attend to your pet outdoors and immediately clean up any waste your pet may produce!

## **Please Take Down Political Signs Right After Election**

Please do your part as a citizen to vote in your local and state 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!

## **RV Storage Fees to Increase for First Time Ever**

For the first time since the RV Storage Area opened in 2011, our very modest fee to use this convenient on-site facility will increase to \$540 from \$300 per year. That's equivalent to \$45 a month compared to the current \$25 a month.

The fee has never been raised, despite increases in property taxes, insurance and the State's licensing permit fee. For example, the Washington permit fee allowing us to provide an RV

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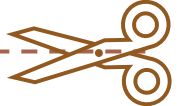
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## **RV Fees** *(Continued from Page 5)*

Storage Area has risen from \$10 to \$80 in just the past two years.

While the new RV Storage fee might seem like a large jump, it's less, percentage-wise, than the combined amount of increases in our monthly Homeowner dues. The four raises implemented over the past eight years took our HOA dues from \$100 to \$145. In the future, the Board of Directors plans to increase the RV Storage fee commensurately and coincide with any dues increase that is imposed.

RV space users will receive a letter in a few weeks reminding them of the new fee, which takes effect with their 2026 full-year payment due on January 1.



### **Your Board of Directors 2025-26**

Margaret Jacobson, President; Vice President (**OPEN**); Ginger Sorenson,  
Treasurer; Sharon Gittleman, Secretary; Vicki Locati & Carole Valentine,  
Directors-at-Large  
(**ONE AT-LARGE SEAT OPEN**)

HOA Message Line (call or text): 509-554-1882 (please provide name, address, phone #)  
HOA Email: tmvassoc@hotmail.com (please provide your address)  
HOA Website: www.medvillashoa.org (Owner 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 matters regarding dues payments): 509-579-4101  
Mailing Address for HOA Dues: Mediterranean Villas HOA-7517  
(and for RV Storage annual fees) Lockbox Department  
P.O. Box 98076  
Las Vegas NV 89193

#### **Other Important Numbers to Keep Handy:**

City of Pasco: 509-545-3488  
Pasco Code Enforcement: 509-543-5743  
Police (non-emergency): 509-628-0333  
Tri-Cities Animal Control: 509-545-3740

