



Two New Directors Appointed, Bringing Board to Full Size

At its first regular meeting in April, your HOA Board was pleased to have the opportunity to unanimously appoint two new Owners as Directors, bringing the governing body back up to its full complement of seven Directors for the first time in two years.

Appointed to fill the remainder of the Vice President's 2023-24 term is recently retired Owner **Jeff Phillips**. Wife **Linda Phillips** was already on the Board.

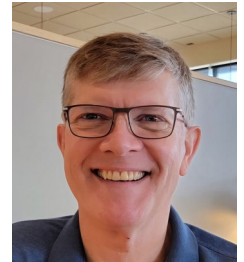
Randy Mudd, who served as Vice President beginning with last Fall's elections after being appointed to the Board earlier in 2023, announced his resignation at the meeting due to time-consuming family healthcare issues that were preventing him from being effective as a member of the Board.



Leslie Cannon

At-Large Director seat #7 is being filled by **Leslie Cannon**, who says she loves our little community and wants to help ensure it maintains its attractiveness and value for all Owners. Leslie is still working but telecommutes, working from home.

We welcome Jeff and Leslie to our team and look forward to their contributions to our Homeowners Association!



Jeff Phillips

Vehicles Stolen, Abandoned **Please Be Vigilant, Don't Invite Thieves into the Villas**

In the wee hours of Monday, April 22, two vehicles were stolen right out from under their owners' noses here in Mediterranean Villas. A third one, a pickup truck, was nearly stolen but the thieves were run off by a vigilant resident who heard noises outside and caught them in the act. One of the stolen cars, a nice Lexus, was later found by police in a Kennewick parking lot with considerable damage.

We have taken great pride in the fact that the Pasco Police Department has always considered Mediterranean Villas one of the safest communities in the City. They say this is largely due to the fact that we enforce all of our Rules and Covenants, and especially in keeping abandoned and non-operable vehicles off our streets, driveways and parking lots.

For instance, we had a vehicle towed away in late January from one of our Guest Parking lots. The unlicensed vehicle with wiper blades missing and broken door handles turned out to have been stolen from someone on the west side of the State and had simply been abandoned in our development.

In all three cases on April 22, the vehicles had been left in the driveway or on the street unlocked! We learned that day that we even have one resident who boasts about the fact that she not only leaves her vehicle unlocked in her driveway but leaves the car keys on her front seat!

HELLLLOOO, PEOPLE!!! Just because we've had a reputation as a relatively safe community does not mean you should invite trouble for yourself or the rest of us by leaving your vehicles outside unlocked, and certainly not with the keys in them!

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Vehicle Thefts (Continued from Page 1)

Times have changed all over the country and we, too, are in danger of losing the safe nature of our development because some of our residents — Owners and tenants alike — are not being smart and vigilant. If you see suspicious activity, call the police immediately! If you see a vehicle that doesn't seem to belong here or sits in a lot unmoved for days, please report it by calling our message line at **509-554-1882** so it can be checked out!

If needed, think about cleaning out your garage and use it for its intended purpose: safely parking your vehicle. If you must park any vehicle in your driveway or on the street, please, please keep it locked at all times. Let's not tempt fate and invite it to be stolen!

It's to everyone's benefit in Mediterranean Villas, so please do your part to keep us all safer. Lock doors and vehicles and keep garage doors closed and locked as well!

Annual Survey for Stucco, Landscaping Issues Under Way

Every year, our Bylaws and Covenants authorize the Architectural Control Committee (ACC) to perform a thorough assessment of our buildings to determine where stucco repairs are warranted. Also in the Spring, the ACC must take a look at both front and rear yards to see what landscape issues need to be addressed, whether it be a dead shrub that needs removed or plants that need replaced or areas that need to be spruced up to meet our standards for attractiveness.

This means your fellow Owners serving on the ACC will be traipsing through your yards in the coming weeks to make these assessments. Please understand they are just doing their job to make sure our landscape standards are maintained, our buildings are in good repair, and everyone's property values are sustained.

ACC and Board members will also be checking at the same time to see that everyone is in compliance with our Covenants and Rules regarding any prohibited patio storage, stucco attachments, bird feeders, and the like. We enforce our Rules uniformly, so no one gets singled out in these reviews.

Board and ACC Looking at Long List of Enhancements

Your Board of Directors has also charged the ACC with considering a long list of potential projects. Some of these projects will be undertaken this year, while others may be delayed until 2025 or beyond. Among the projects are, in no priority order:

- ✓ Repairs to one of our monument signs where letters have cracked and fallen off. The Board has already approved a bid for repairs to be done soon by a local contractor.
- ✓ Lining up a contractor to fix electric outlets in the Palazzo. This is being actively worked.
- ✓ Parking lot resealing. They were last resealed in 2014.
- ✓ Additional building trim painting. Since 2019, every building west of Midland Lane has either been power washed and its trim repainted or has received a full new coat of paint. The oldest of our Townhomes east of Midland, constructed starting in 2007, may be due for some work.
- ✓ Phased replacement of plastic landscape edging with a more durable steel barrier.
- ✓ Replacing drip lines that are starting to deteriorate, also likely a phased project, possibly in conjunction with replenishing stone beds.

We will keep you posted as these potential projects get discussed, prioritized, bids received, ACC proposals presented to the Board, and expenditures approved based on budget funding.

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List of Enhancements (Continued from Page 2)

In addition, the Board has asked the City of Pasco for its cooperation in getting the City-maintained area outside our perimeter masonry wall to the north of our Broadmoor Blvd. entrance back in shape, comparable to our HOA-maintained section south of that entrance. The City removed its trees in their section last Fall because the roots from some of them were beginning to damage our masonry wall.

We've also asked for more proactive Code Enforcement by the City to prevent tumbleweeds from adjacent vacant lots inundating some of our Owners' back yards and patios whenever we get windy conditions. The expense to the HOA can add up quickly for Heritage to come gather and dispose of them. One recent cleanup of tumbleweeds cost us, your HOA, more than \$2,000.

Now's the Time to Spruce Up Your Personal Areas, Too



Owners are starting to fill their flower pots. Those of you who have your own shrubs or trees in your front courtyards or personal spaces should get them trimmed up as well, if needed!

While you're at it, be sure to take a broom to sweep your entryways and patios when setting them up for your Summer enjoyment.



Show your pride of ownership by keeping your Townhome tidy and attractive!

Pet Owners: Please Respect Your Neighbors, Each Other

With weather warming, residents are starting to get outside and enjoy their patios. Constantly barking dogs can quickly ruin that pleasure for your neighbors. Please be mindful of the fact that we all live in close proximity to one another, and that, dogs being dogs, most will bark at any nearby conversation or sound they hear!



If your neighbor is a pet owner who is not being respectful of your right to peace and quiet, don't hesitate to call Code Enforcement through the Pasco Police non-emergency line, 509-628-0333, especially if the disturbance is after 10 p.m. or prior to 7 a.m. or the barking is going on incessantly even in mid-day.

Both our Covenants and Pasco's Municipal Code require that all pets be personally accompanied and controlled when outdoors, even on your own patio, whether you have a patio fence to contain them or not. All pets must be leashed when being walked and cleanup of pet feces must be done immediately, whether in your yard or someone else's, or on the sidewalk or street.

Please understand that lawn maintenance will not take place in your yard if our landscaper's crews encounter dog doo all over the place.

Dogs are one thing, cats are another. While they are best kept indoors, they, too, must be on a leash when you are outdoors with them. Unfortunately, we sometimes get complaints of cats roaming through our development and doing their business in residents' planters or landscaping, but they turn out to be cats from other nearby housing developments.

Regardless, please don't let your cat (or dog) wander out unaccompanied and unleashed to annoy other residents and pets within Mediterranean Villas or beyond.



Mailbox Keys Are Not Managed by the HOA

We get a few inquiries every year about lost mailbox keys. Please understand that the HOA has nothing to do with those keys; you must contact the Post Office or leave a note for your mail carrier if you think you lost your key near your mailbox. If a new key is required, there's a fee charged by the Post Office to re-key your box.

Nextdoor App Not Affiliated with Mediterranean Villas

Occasionally we get asked by an Owner about an email invitation they received to join a free app called Nextdoor Mediterranean Villas. It is not affiliated with Mediterranean Villas in any way, nor endorsed by your Homeowners Association.

nextdoor The app is marketed nationwide from an organization out of San Francisco, CA, to promote membership in neighborhood clubs. It's also marketed globally in many European countries, the United Kingdom, Australia and Canada.

When you get an invitation, they try to make it seem like a terrific way to find out what's happening in your neighborhood. Usually there are many members well beyond the confines of your neighborhood or even beyond the bounds of your city who know nothing about what's really happening in your immediate neighborhood.

They make it sound like it's a good way to post your complaints and gripes, but because there is no actual affiliation to your neighborhood, in this case, your Mediterranean Villas HOA, it is virtually useless in that regard. You might seek and find a recommendation for a local plumber or other service business, but that's about the extent of its usefulness for neighborhood communications.

*If you have a question, complaint, or concern, you're better off to call our HOA message line at **509-554-1882**.*

So if an invitation from Nextdoor shows up in your email, we want you to know it is not something your HOA sanctions, nor do we monitor any posts by its members. You might consider whether it's worthwhile or ignore it and unsubscribe from further emails from that source.

Your 2023-24 Board of Directors

Margaret Jacobson, President; Jeff Phillips, Vice President; Ginger Sorenson, Treasurer; Sharon Gittleman, Secretary; Leslie Cannon, Peggy Mudd & Linda Phillips, Directors-at-Large

Architectural Control Committee (ACC)

Jerry Chichetti, Kay Chichetti, Leah Miller, Paul Miller, Ginger Sorenson, Vern Sorenson and Carole Valentine; Linda Phillips, Board Liaison

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| 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 | (<i>only</i> 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 |