



## **Help Wanted to Continue Self-Managing Your Association, Keep Our Community Attractive, Special and Welcoming**



Once again, we regret to report that your Homeowners Association is three 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](mailto:tmvassoc@hotmail.com).

The open Board 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 Board vacancies are both **At-Large** seats. One of those Directors 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. The other could be charged with overseeing Palazzo and/or RV Storage operations.

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).

### ***ACC Has Critical Leadership Needs, Too!***

The ACC needs a leader to conduct meetings, **plus** volunteers to take the lead on landscaping and stucco repair/building maintenance matters. The long-time leads for those two very important areas both have health issues and need to be replaced by more physically fit volunteers who can walk the entire community to do annual or semi-annual assessments for changes and repairs that are needed.

In addition, of course, the ACC manages the process of approvals for Owner requests to make external modifications and repairs or to add items like storm doors, patio covers, gutters, etc. Thankfully, that approval process is currently being very capably handled by **Jerry and Kay Chichetti**.

### ***Board, ACC Meet Monthly in Warmer Months, Via Email in Winter***

Board meetings are usually held once a month April through October, as are ACC meetings. Meetings typically last an hour or so. Association matters in the November through March period are handled via email among Directors. 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).

### ***Why Continue to Self-Manage Our Community?***

Back in 2022, when we were in a similar situation, we outlined in this newsletter the dire consequences of having to turn over management of the Mediterranean Villas to a commercial property manager: annual (and potentially substantial) dues increases; delays in landscaping and

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## **Why Self-Manage? (Continued from Page 1)**

building maintenance repairs; and lack of consistent Covenant and Rule enforcement, to name a few. But that would still not get rid of our need to have a functioning Board of Directors to approve expenditures and annual budgets! So it would be much more desirable for all of us Owners to continue to be self-managed.

Without new volunteers to fill our critical current needs, however, that might not be possible.

If you want to read, or re-read, that article, it's still on our website, [www.medvillashoa.org](http://www.medvillashoa.org), under the Newsletters tab at the top after you log on [password: palazzo]. Look for the Fall Winter 2022 newsletter and read the "Special Editorial" that starts on Page 1.

## **Seeking Help to Keep Palazzo Clean**

In addition to the above-noted very critical needs for your Board of Directors and the Architectural Control Committee, we're seeking a volunteer (or maybe two) who would be willing to do a quick weekly sweep of the floors and entry rugs and clean the bathroom toilet and sink at our Palazzo. Everything needed to do so is supplied.

We have residents who use the Palazzo every week, but, especially during the mowing season, grass clippings get tracked into the facility by the landscape crews who use the Palazzo bathroom when on site doing lawn chores. So it always needs a good broom sweeping and bathroom refresh every week from Spring through the Fall to keep the facility clean for users.

If you could set aside about a half hour every week to help your community by doing this, please call the HOA Message Line at **509-554-1882**, or email the Board at [tmvassoc@hotmail.com](mailto:tmvassoc@hotmail.com).

## **Let's All Show Our Community is Tidy & Well Maintained**

Now that Spring is upon us and Summer is almost here, be sure to tidy up your entryway and patio. Please trim your personal plants or courtyard trees and shrubs to keep them away from all stucco exteriors, roof lines and gutters. Keep your patios clear of clutter and use them for their intended purpose — to enjoy the outdoors — and not as extra storage areas.

Maintaining plumbing in working condition, including your outside water outlets, is not an HOA responsibility. This also applies to maintaining any gutters you have in good condition.

Please use our **HOA Message Line, 509-554-1882**, to report any sprinkler malfunctions, dry spots, landscaping that might be hindering sprinklers, etc. If you call the Message Line, please leave a detailed message. You can also text to the Message Line. Whether you text or leave a voicemail message, be sure to include your name and Townhome address as well as your phone number in case we need to contact you for more information.

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

***Please, Please, Pet Owners:***

**Respect the Privacy of Your Neighbors, Obey Leash Laws, & Pick Up All Pet Waste 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 when using our back patios.

Suddenly finding someone walking their pet through your back yard can be unsettling to any one of us — and our own pets — whether we are indoors or outside enjoying our patio. So, please

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## **Pet Owner Reminders (Continued from Page 2)**

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!*

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. They do report such locations to your Board members.

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.

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.

With weather warming, residents are getting outside to 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.

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.

## **Pet-Waste Bag Dispensers Are For Emergency Use Only**

In addition, your HOA provides pet-waste bag dispensers as an emergency convenience for our Mediterranean Villas pet owners who might forget once in a while to bring a bag with them when walking their dogs. These are not intended to be your sole source of disposal bags, however.

As a responsible pet owner, you're expected to purchase your own supply of pet-waste bags and you can easily do so when you're out buying their pet food. If our bag dispensers continue to be abused, your Board of Directors may consider removing them altogether.



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## **Last of Units Refreshed with Washing, Fascia Painting**

Your HOA recently completed a low-pressure washing and fascia painting refresh of the remaining 42 units that had not gotten any exterior attention since being built: the ones on Vincenzo east of Midland. Now, every one of our 228 Townhomes has either gotten the same washing and fascia painting, or whole-building painting and/or trim painting. In coming years, more will be fully repainted, starting with the oldest units in Phases 1 and 2 on the west end.

## **Grills, Fire Pits, Patios, & Other Summer Reminders:**

### ***All Open-Flame Burning Is Prohibited***

Please remember that *all* open-flame burning with wood or charcoal is prohibited in our Mediterranean Villas due to the close proximity of our units to one another and the flammability of our foam-covered concrete building construction. Only propane or gas-fed outdoor appliances are allowed because they have a quick-release or instant shut-off capacity. This applies to all barbeque grills and fire pits (*Per Rules & Regulations [R&Rs] #17 and Pasco Fire Code*).

Furthermore, they must be placed well away from all exterior stucco walls, including the privacy walls between you and your neighbors, and away from bushes or shrubs, too! Any smoke or fire damages resulting from using a grill or fire pit too close to walls will be repaired at your expense! Using a grill too close to shrubs could also quickly ignite a fire in our Summer dry heat. So, please think about fire safety for yourself and your neighbors!

Observed violations should be reported at once to the Pasco Fire Marshall at **509-528-4142** or Fire Prevention Department at **509-545-3426**. Please also such report incidents to the HOA at **509-554-1882** so we can follow up to assess any damages.

### ***Patios Are For Enjoying the Outdoors, Not Added Storage***

Our Covenants are quite clear that only items to be used for the enjoyment of our patios — front or rear — are to be stored there, such as chairs, tables, grills (*Declaration of Covenants, Conditions and Restrictions [CC&Rs] Article 6, Section 6.2.4*). The rocked areas alongside Townhomes in the front, side or rear, are also not to be used to store empty pots and planters, bags of potting soil, pallets or pieces of wood trim, window frames, broken screens, tires, bikes, etc. All such items should either be stored in your garage or otherwise properly disposed.

### ***Pools, Lawn or Child Furniture Can Damage Grass if Left On Lawn***

Wading pools for pets or children *must* be removed from lawns when not in use! Leaving a pool full of water on the grass can quickly damage the lawn. The same applies to lawn furniture, including child playthings, if left on the grass for extended periods of time. When they are not in use, please promptly move such items back onto patios (*as shown in the photo at right*) or properly store them indoors or in the garage. You will be assessed for the cost of any lawn repairs needed (*also per CC&Rs 6.2.4*).



### ***Hummingbird Feeders, Okay! Seed Feeders, Not Okay!***

While it can be enjoyable to watch our feathered friends in our yards, our closeness to one another makes seed bird feeders an unsanitary and noisy nuisance for neighbors wanting to enjoy their patios without fowl dung damaging their furniture or squawking birds annoying the peace of their surroundings. As past experiences here have proven, dropped seed also quickly attracts various types of rodents. The *only* bird feeders allowed in Mediterranean Villas are those used to attract hummingbirds, which use a sugar liquid (*Per R&Rs #18*).

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## **All Stucco Attachments Still a No-No, With One Exception**

Adhesive technology in recent years has led to new types of tape that can easily be removed from a variety of surfaces without damage to the surface. Some are able to be safely used to hang items on exterior walls. So, last year, the Board modified R&R #1, which expands on Article 6, Section 6.21, of our Covenants, stating that “Nothing ... shall be placed on the exterior walls” of our buildings unless pre-approved by the ACC.

Even though the HOA now allows use of hangers with removable tape adhesive, 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. Repairs will be made at your expense.

## **Please Don't Let Your Actions Tempt Prowlers, Thieves**

We have always 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, especially in keeping abandoned and non-operable vehicles off our streets, driveways and parking lots.

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 always 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 parking lot unmoved for days, please report it by calling our message line at **509-554-1882** so it can be checked out!

Perhaps you could clean 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 or prowled for valuables!

### ***Other Ways to Boost Your Townhome Security***

**Light up porches and patios.** There are wall switches that can automatically turn your entry and patio lights on at dusk and turn them off at dawn. Our Neighborhood Watch people say this is highly recommended by the police department as an effective deterrent to crime.

**Keep garage doors closed.** While the temptation is to leave garage doors up a few inches to “air out” and avoid heat buildup during the warmer months, this is a great way to invite thieves into our neighborhood — and into your home.

*Please do your part to keep all of us in Mediterranean Villas safe!*

## **Board Setting Landscaping Priorities**

Your Board of Directors knows there is much work to do to get our lawns and landscaping up to snuff. Some of this work is part of our landscape contractor's responsibilities, other needs will be met as separate projects.

As noted in the article on Page 1 of this newsletter, your Directors are currently hampered by lack of leadership for the ACC, including people to take the lead on landscaping and building maintenance matters. Your patience while we work through these issues will be appreciated. If you can help out, though, please reach out to one of the Directors or send an email to the Board at **[tmvassoc@hotmail.com](mailto:tmvassoc@hotmail.com)**!

Nonetheless, we intend to get several landscape projects undertaken this year, while others may be delayed until 2026 or beyond. Among the projects under consideration are, in no particular order:

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## **Landscaping (Continued from Page 5)**

- ✓ Phased replacement of plastic landscape edging with a more durable steel barrier.
- ✓ Replacing drip lines that are starting to deteriorate, also by phases.
- ✓ Replenishing stone beds where needed.
- ✓ Removing, and in some cases, replacing, dying plants or shrubs.

*We will keep you posted as these potential projects get prioritized, bids received, and expenditures approved based on budget funding.*

## **Please Treat Your Dues Just Like Any Other Monthly Bill**

It's an unfair burden on the rest of our Owners when some Owners get chronically behind in their monthly HOA dues payments. Just as you are sure to pay your phone or electric bill, consider your dues — *and any late fees and interest that accrued if you did get behind* — just like you would any other monthly bill! Utility and credit card companies charge late fees and interest for untimely payments, and we must, too. Remember, you are responsible for paying those extra costs when you do not pay on time. Liens will be filed if necessary, which can affect your credit rating. *So, please do your best to budget for your HOA dues just like your phone or electric bill!*

## **If You Can Opt In, Email Communications Are Quicker**

When you want a quick response, email can be a lot faster than waiting for a paper letter in the mail. It's the same when your HOA wants to get a message to you as quickly as possible! So, if you can have **all** HOA communications sent to you via email, including this newsletter, it can save quite a lot of time, plus a little bit in our HOA budget on postage and printing costs. Simply "Opt In" using the Consent Form found on our website, [www.medvillashoa.org](http://www.medvillashoa.org). Click on the Forms or Governing Documents tab. *[A Consent Form is in the Welcome packet all new Owners get!]*

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### **Your 2024-25 Board of Directors**

**Margaret Jacobson, President; Vice President (OPEN); Ginger Sorenson, Treasurer;  
Sharon Gittleman, Secretary; Leslie Cannon, Director-at-Large (TWO AT-LARGE SEATS OPEN)**

### **Architectural Control Committee (ACC)**

**Jerry Chichetti, Kay Chichetti, Leah Miller, Paul Miller,  
Ginger Sorenson, Vern Sorenson and Carole Valentine  
(Leader/Board Liaison, plus leaders for Landscaping and Building Maintenance Needed!)**

**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**  
**(also 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**