



Summer Grilling, Storage & Other Outdoor Reminders:

Open-Flame Burning Prohibited

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



Furthermore, when using any such heat-producing units, 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 can also quickly ignite a fire in our Summer dry heat. 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 report incidents to the HOA at **509-554-1882** so we can follow up to assess any damages.

Outdoor Storage Only for Items to Enjoy Patios

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. Any and all such items should either be stored in your garage or otherwise properly disposed. You can use these areas for potted plants or attractive yard décor you maintain on your own, but not as an extra place for storage of items better kept in the garage, taken to recycling, or put in your trash.

Pools and Lawn Furniture Can Damage Grass

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 if left on the grass for extended periods of time. When they are not in use, please promptly move such items back onto patios 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, Yes! Seed Bird Feeders, No!



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*).

Stucco Attachments Still a No-No, With a New Exception

Your Board of Directors tries to be reasonable and acknowledge when changes make sense. This means we sometimes adjust or add to our Rules and Regulations (R&Rs) to adapt to trends, events, and new technology.

The latest example is a slight modification voted on by the Board in June to 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.

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. Initially these new adhesives were designed for indoor use with lighter-weight items. Some are now able to be safely used to hang items on exterior walls as well.

Even though the HOA will now allow use of hangers with removable tape adhesive, please adhere to package instructions for weight limits for such hangers. The policy language of R&R #1 will be modified accordingly very soon.

Security Also Requires Adapting to New Tech Gadgets

With many Owners concerned about providing increased security for their Townhomes and many new high-tech gadgets such as Ring® doorbells and other camera and lighting devices now on the market, the Board of Directors was recently asked to review its policy on the matter.

A number of Owners have already replaced their traditional doorbells with types that provide a view of activity at their front door and even the capacity to speak to someone at their entryway, even if the Owner is not actually at home.

The Board reaffirmed that security cameras and lights still may not be mounted on nor penetrate stucco surfaces, but may be mounted on wood surfaces, preferably behind fascia boards or on the wood ceiling of entryways so as not to be visible from the street. This would also make them more discreet and less likely to be tampered with. Professional installation is probably a good idea.



Other Ways to Boost Your Home 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, this is a great way to invite thieves into our neighborhood — and into your home.

Lock vehicles parked outside at all times and keep valuable items out of sight. As we noted in our Spring newsletter, a couple of our residents found out the hard way a few months ago that this is the best policy to avoid having your car stolen or prowled for valuables.

Policy on Displaying Political Signs: Do's and Don'ts



Although our Covenants (CC&Rs 6.9) prohibit all signs visible from the street other than “For Sale” – and even those must be no larger than 4 square feet, or roughly 2 feet by 2 feet – the Board of Directors realizes that the HOA cannot prohibit the display of political campaign support signs. However, these are only allowed on a short-term and temporary basis and must be removed immediately after Election Day.

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Political Signs (Continued from Page 2)

In addition, political signs may be placed **only** in Owners' personal landscape spaces: your front courtyard, entryway or the stone area adjacent to your front window or rear patio. All signs of any kind are prohibited in common-area landscaping next to sidewalks (except realtor For Sale signs), as well as on lawns, in windows, and in driveway medians.

We ask, however, that any campaign sign you place next to your home be very modest in size – certainly no larger than the same 2 feet by 2 feet proscribed for “For Sale” signs, and preferably even smaller. This size restriction will help you protect your Townhome so that you do not incur any damage to the stucco exterior, a window, or door from a wind-blown placard. Please also take care not to damage any sprinklers or irrigation lines. (Any Townhome or irrigation damage requiring repair will be at your expense.)

These rules and restrictions on political signs will be uniformly enforced. Your cooperation is greatly appreciated.

Plant Removals Complete; New Plantings to Come Later

You probably noticed Heritage crews recently removed quite a few items from our landscape. A long list of removals was recommended by the Architectural Control Committee (ACC) and authorized by the Board to rid our community of dead trees or shrubs, or ones overgrown for their location, or trees leaning and in danger of damaging surroundings.

In some, but not all cases, suitable replacements — sometimes a different type of plant or shrub — will be planted. Any new plantings will be done at a later time when weather conditions are cooler and more favorable for new plants to thrive.

Please keep in mind that if you've asked for a plant to be replaced, it is not your choice to make but rather is up to the ACC and the Board to decide what species and type of plant is appropriate and fits best with our landscaping.

Other ACC Projects Finished to Date:

- ✓ Repairs were made to two of our monument signs where letters had cracked and fallen off.
- ✓ Replaced faulty GFCI electric outlets in the Palazzo.
- ✓ Power washed and painted fascia of our 35 Townhomes on Majestia Lane. The same tasks are slated for 2025 for all Townhomes on Vincenzo east of Midland.



New VP Vacancy on Your Board of Directors

Regrettably, new Board Member **Jeff Phillips**, who stepped up to take the position of Vice President on your Board of Directors in April, has had to resign for emerging health reasons. *We wish him well and thank him for his brief service to our community.*

Unfortunately, this once again leaves a vacancy on the seven-member Board. If you would like to help keep our Mediterranean Villas attractive and be part of the decision-making for our future, please send an email to the Board at tmvassoc@hotmail.com.

The Board would especially like to have a community-minded Owner step up to fill the opening prior to this Fall's election of Directors for the coming fiscal year. Board meetings are generally held monthly April through October, with lots of use of email in-between meetings and during the Winter to keep things running smoothly.

What it Means When Streets Are Public & City-Maintained

Sometimes we get asked what we are going to do about the cracks in our streets or why we do not plow our streets when it snows. The answer is simple: ours are City-owned and City-maintained streets. We are not a closed, gated community, as proven by the increased traffic cutting through our development. Thus, we, as a homeowners association, do not own our streets.

Your HOA has asked the City about needed repairs to our asphalt, which has serious cracks in several locations. To date, no word on when these repairs will be made.

Likewise, when Winter comes and it snows and accumulates in excess of two inches, we hire a crew to shovel a path to each front entryway, clear sidewalks and make the required access for U.S. Postal workers to deliver mail. 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.

Attention, Pet Owners:

Dispensers Are For Emergency Use, Not Personal Supply

We provide pet-waste bag dispensers as a 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 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.



Your 2023-24 Board of Directors

**Margaret Jacobson, President; Vice President (OPEN); 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**

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

Watch for your Annual Report, Director voting ballot and 2025 Budget to arrive in your mailbox or email inbox in late September!!!
