



Homeowners Association (HOA) News

Spring/Summer 2026



Two New Owners Are Appointed to Fill Board Openings

Two recent Mediterranean Villas buyers have been appointed to fill the openings on the Board of Directors after each expressed an interest in getting involved in their new community.



Dave Bryan (pictured at left) and his wife moved to the Tri-Cities from California to be closer to family in the region during retirement, and **John Delaney** (pictured at right) purchased a Townhome here for similar reasons, relocating from Seattle. Both became Owners here last year.

Until formal Director elections take place in October, Dave will fill the vacant seat of Vice President and John will serve as an At-Large Director.



We welcome both volunteers to the Board of Directors and appreciate their willingness to serve!

Patience Needed While Our Website Undergoes Upgrades

We delayed publication of this newsletter, hoping to be able to share any new login details for our upgraded and revamped Homeowners website, www.medvillashoa.org. Unfortunately, a few bugs were still being worked out when this issue went to the printers. Those of you who are on our Opt-In list for email communications will get an email message outlining any new requirements to log on as soon as we are back online!!!

If you want to be able to log on to our website but have not submitted an Opt-In Consent for email communications, please email the HOA at tmvassoc@hotmail.com to let us know and we will send you both any new instructions for logging in to our website as well as the Opt-In Consent form – *once we're back online!*

Our website contains all the ACC pre-approval forms you need for any exterior modifications or additions, such as patio covers, gutters, storm doors, etc. If you need any ACC forms before we go back online, let us know and we'll get you a copy. Our website also contains the current and past Minutes from all of our Board of Directors and Architectural Control Committee (ACC) meetings; all of our newsletters; a checklist of what you as an Owner need to be responsible for maintaining (vs. what the HOA does) and when you need to get ACC/HOA approval or not; *and much, much more!*

In the meantime, *without using the member login*, you can still access all our Bylaws, Covenants, Rules & Regulations, and our Enforcement Policy & Schedule of Fines on our website.

We truly regret the inconvenience and thank you for your patience! The new website should be more user-friendly and easier to navigate.

SPECIAL NOTE: Please do not confuse our Mediterranean Villas Homeowners website with the owner portal given by our bookkeepers, Celski & Associates' HOA Management Group, which is at www.thehoamanagementgroup.com, and is **ONLY** to be used for checking the status of your HOA dues account or making online or auto payments for dues (and fees for the RV Storage Area).

You Can Help by Checking Your Exterior, Report Issues

We ask you to please 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. The HOA will do some surveying for stucco issues, but your own reports can be a big help!

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 normal and considered acceptable. These can be taken care of when your building gets repainted.

What you need to look for are more sizeable cracks or penetrations that extend all the way through the stucco coating, with gaps exceeding 1/8 inch. 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 serious issues as described above, it will help us compile a list to have a qualified contractor come verify the need for repairs.

Driveways, Walkways Are Your Responsibility to Maintain

As we noted in our Fall/Winter 2025 newsletter, another important outdoor Owner – *and not HOA* – responsibility is maintaining your own driveway, walkways, patios and sidewalk. Beyond keeping those surfaces in good shape, taking care of your driveway, walkway and sidewalk includes spraying and removing any weeds that might crop up in driveway, sidewalk, entryway, and patio cracks.

However, we saw that our mild winter led to a very abundant crop of weeds this Spring. So, we had our landscape contractor do some extra, one-time-only spraying on sidewalks and driveways.

Please do your part on an ongoing basis to keep our whole community looking good, not only by keeping weeds in check on your concrete surfaces, but also by keeping your entryways and patios frequently swept clear of windblown debris, cobwebs and dirt!

New Landscaper Working on Several Additional Projects

Our new landscape contractor has been working on several projects outside the scope of its regular lawn and landscape maintenance contract. For instance, this Spring the Board of Directors approved removal of two bug-infested trees and a broken concrete bench in the Majestia Lane park area; taking out several badly leaning arborvitae behind some Townhomes on Vincenzo Drive; and cutting out an arborvitae on Mia Lane that was blocking utility and irrigation boxes.

Some above-ground water spigots, used during construction of Phase 5 Townhomes but not removed by the developer, have been cut off and capped to preserve the integrity of a primary irrigation line. As we went to press, Just Believe It crew members were also overhauling the landscaping at our Broadmoor Boulevard entrance now that the City's road and utility work is nearly complete. Weeds in the RV Storage Area will soon be sprayed and removed.

Our contractor also reported to the Board that 33 irrigation valve-box lids were badly cracked and could be dangerous to anyone who inadvertently stepped on one of them as well as damage the equipment underneath.



Newly overhauled south side of Broadmoor Boulevard entrance

(Continued on Page 3)

Landscaping Projects *(Continued from Page 2)*

Those lids have been replaced with new ones, with a bid approved by the Board of Directors.

In fact, the Board receives a bid estimate for all these extra projects before approving them. There will no doubt be more projects this year to enhance our landscaping. Because it's beyond the scope of the basic landscaping contract, work on these extra landscaping projects usually takes place on our non-mowing days, Monday or Tuesday, or often even on Saturdays.

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

Please Obey Our Community Trash-Can Do's and Don't's

Our Covenants and Rules & Regulations mirror many of the City of Pasco's ordinances regarding trash collection, but we also have a couple of our own Restrictions and suggestions to help keep peace in the neighborhood on garbage day:

- Our Rule #14 and Pasco Municipal Code sections 6.04.093 and 8.05.090 all say that trash cans are to be placed at the curb for collection only during the 24-hour period from 7 p.m. the day before collection until 7 p.m. on the day of trash collection. We allow a little leeway because that's a tight requirement, but if your garbage can is still curbside come Friday or Saturday, you'll likely find a bright green tag (like the one partially shown at right) dangling from your trash-can's handle with HOA reminders of these rules!
- Section 6.7 of our Covenants also requires you to store your garbage can in your garage or, if you're in an end unit of a building, on the concrete pad on the side of your unit designed just for that purpose. Storing your garbage can in your entryway or anywhere else than those two proscribed locations will probably get you a green notice, too!
- We know in many areas of our community that street parking is at a premium, but please consider your neighbors when you are putting your trash can at the curb for collection. Be sure you're not hindering their ability to go in and out of their driveway, nor blocking in one of their vehicles parked on the street. *Being considerate of one another helps our community maintain a hospitable, welcoming, appeal for all of us!*



Upcoming: Palazzo Floor to be Redone

The Board of Directors is soliciting a bid to re-do the concrete floor of the Palazzo this Summer in a different color or more maintenance-free surface. When that happens, signs will be posted on the front entry because the facility might need to be closed for a few days.

The Palazzo is free to use by any Owner. To reserve it, simply sign up on the calendar on the bulletin board inside the facility with your name and phone number. Rules for use are posted inside and online. [While our website is down, if you need a copy of the Palazzo Rules for Use, contact us at **509-554-1882** or by email to **tmvassoc@hotmail.com**.]

Pet Owners: Please Follow Leash & Waste Cleanup Rules

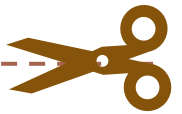
We remind our pet owners that we (and the City of Pasco) have leash requirements for all pets when outdoors – no matter how well behaved you think your pooch or kitty may be!



Also, our pet waste dispensers are merely for *your* convenience in case you accidentally forgot to bring a bag with you, or you find you need an extra bag during that long walk. *However, the HOA does not intend to be your sole supplier of pet waste bags! It's easily an expense we could forego!*

Front or back yards that are filled with pet waste will not be mowed or serviced (including irrigation repairs!). So, please be sure you are picking up immediately after your pets at all times – and not just the day before mowing! And, sadly, if someone else's pet does its business in your yard and its owner is not considerate enough to clean it up as they should, it does, unfortunately, fall to you to do the cleanup.

Your cooperation to keep our community sanitary and free of pet waste will be greatly appreciated by all your neighbors!



Your Board of Directors 2025-26

Margaret Jacobson, President; Vice President, Dave Bryan;
Ginger Sorenson, Treasurer; Sharon Gittleman, Secretary;
John Delaney, Vicki Locati & Carole Valentine, Directors-at-Large

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
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