



## **Homeowners Elect Officers, Ratify 2023 Budget**

By the October 11 noon deadline, 65 ballots were turned in by Owners to unanimously elect four officers to the Board of Directors and ratify the 2023 Budget previously approved by the Board. *We sincerely thank those of you who took the time to participate by turning in your ballots!!!*

Reelected once again as President is **Margaret Jacobson**, as Treasurer, **Ginger Sorenson**, and as Secretary, **Sharon Gittleman**. Newly elected and returning to his previous post as Vice President is **Dan Suter**.

Margaret, Ginger and Sharon have served on the Board since 2010. Dan served on the Board as an At-Large Director from 2013 to 2016, when he was first elected Vice President. He served in that capacity until early 2019. *We are pleased to have him back on our team!*

### ***Special Editorial:***

## **Three Board of Director Seats Remain Empty and the Solution Could Be Worse Than You Might Imagine!**

We have pleaded in this newsletter all too often for new people to step forward to keep our community running smoothly. As our recent election ballot showed, we now have three empty slots on the Board of Directors. We really could also use more help on the Architectural Control Committee (ACC).

Yes, from time to time we have had new volunteers offer to run for Director or serve on the ACC. Some haven't understood the need to take a broad perspective of what's good for the whole community. Some wanted to run off and do things without following the necessary and established procedures or approval process. One or two quit when they didn't get their own way on some matter. A couple of past members seemed to just want to be able to boast for a year or two that they sat on a board or committee and attended meetings.

We don't just want warm bodies to fill chairs at Board or ACC meetings; we need people willing to help with the decision-making process in a way that responsibly best benefits all of us as Owners.

There have been some really fine, sincere, community-minded people who have stepped in to serve with genuine commitment and then unexpected health or personal issues arose and they could not serve their full term; those Owners we *truly thank and have fully understood* their need to resign!

So your four elected Officers recently discussed, once again, as the Board has many times over the past few years: ***how do we convince our Owners that we need their participation on the Board and ACC?***

Before you suggest it, as others have on occasion, please understand that our Bylaws do not allow us to provide a monetary incentive to serve by paying Officers a salary and any other type of compensation to Board members must be approved by a *majority* of the Owners. We don't even get anywhere near a majority of you to take the time vote in our Annual elections and budget ratification process! Less than 30 percent of our Owners voted this year.

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## **Editorial: Board Vacancies (Continued from Page 1)**

### **So let's lay out a real, potential scenario:**

We could turn day-to-day management of the Mediterranean Villas over to a so-called “full-service” property management company, dissolve the ACC, and make our Homeowners Association no longer self-governed in the way it is today.

Based on actual cost proposals solicited by your Board of Directors from time to time over the past several years, this would:

- Require at least doubling your monthly dues assessment to \$270, or maybe an even higher amount, which would likely increase every year.
- Result in only getting a once- or twice-a-month drive-through of the development by someone who might not be aware of all the requirements of our Covenants and Rules & Regulations — leading to a lack of consistent enforcement regarding pets, parking, garbage cans, prohibited stucco attachments, unapproved exterior modifications, and trashy or unsightly conditions.
- Adversely affect your property values because needed stucco or Common Area building and perimeter-wall maintenance and repairs will not be closely monitored.
- Essentially eliminate yearly landscape planning. Dead shrubs and plants might be removed but maybe not replaced. We would no longer have direct control over the performance (or lack thereof) of the landscape and lawn maintenance contractor.
- Substantially reduce responsiveness to landscaping, irrigation or ***any*** other concerns, problems or issues reported by you.
- Minimize communication with you, the Owners. This means few or no newsletters, bulletins, nor a website that is continually updated, such as you now have.

***And yet hiring a full-service property management firm would not eliminate the need for a Board of Directors!*** A Board would still be required to meet a couple of times a year to approve major expenditures and annual budgets!!!

### **There you have it, and that scenario isn't pretty!**

If this is what you want, your Board can move in this direction.

However, if you want to:

- Keep your dues as modest as possible;
- Retain a community that looks cohesive, attractive, clean, neat and inviting;
- Have policies and expectations consistently followed and enforced and get prompt responses to your concerns;
- Live where you and your fellow Owners — not some non-residents — are able to make the best decisions for everyone's benefit; and
- Preserve your property values...

...then you need to think about your possible role in seeing that our Homeowners Association continues to thrive and be successful, whether it's stepping up to serve — or even just voting once a year when asked. This is your choice.

Your feedback is welcome by email to **[tmvassoc@hotmail.com](mailto:tmvassoc@hotmail.com)**, by leaving a phone message to **509-554-1882**, or by attending the next scheduled in-person Board Meeting April 18, 2023.

***If you can make a commitment to help keep your community the way it is, please let us know.***

***Sincerely,***

***Your 2022-2023 HOA Officers***



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## Major 2023 Project to Replace Deteriorating Fencing

A question a couple of Owners submitted regarding the 2023 Budget was about the large amount being earmarked for fence maintenance. As noted in the 2022 Annual Report to Homeowners, the Board already has major projects on its agenda for 2023 and beyond. One of those projects involves replacing the last section of laminate wood fencing that stretches along our north side, next to the New Traditions subdivision, from Broadmoor Blvd. to Midland Lane.

The current fence is requiring frequent repairs and adjacent landscape issues are affecting the fence's integrity. The plan right now is to install a block wall like the rest of our perimeter walls early in 2023. Details will be provided shortly after the first of the year to all the residents and Townhome Owners who will be affected by this project.

## Landscape Winterization, Fall Pruning Under Way

Our irrigation system was shut off on October 14 and by the time you receive this newsletter, the sprinklers will probably have been blown out and the system readied for Winter. There will be one or two, at the most, more sessions of lawn mowing, then only a monthly cleanup by our landscape contractor until March 2023.

Fall pruning will also be under way. Remember that not all shrubs and plants are pruned in the Fall; some are pruned only in the Spring.

However, if you have some plants or shrubs you believe normally get Fall pruning, and they seem to have gotten missed in the process, please contact us by email to [tmvassoc@hotmail.com](mailto:tmvassoc@hotmail.com) or call and leave a detailed message at **509-554-1882**.

This way we can be sure to get those items checked and pruned, if appropriate, before Winter weather sets in.



## Take Time to Spruce Up Your Own Personal Areas, Too

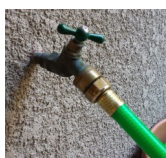
Owners who have their own shrubs or trees in their front courtyards or personal spaces should get them trimmed up as well!

While you're at it, be sure to take a broom to sweep your entryways and patios and consider having a professional clean your gutters of debris before inclement Winter weather arrives.

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

## Winter Care, Holiday Decorating Rules Distributed Soon

As usual, our Winter care policy and holiday decorating rules will be distributed to every Townhome in early November. The flyer will be taped to front doors or slid into front-door edges or behind storm doors, so keep an eye out for it and observe the policy guidance, as well as our safety suggestions for wintery weather.



Among the reminders we want to emphasize for cold weather is removing all garden hoses from outside faucets to avoid freeze-ups and cracked pipes that can cause serious water damage inside your Townhome.

Also be sure that any roof-line decorations are securely fastened with gutter clips or the kind that hook onto roof edges. No stapling or nailing into soffits and fascia is allowed! Please note that **all** decorating is also limited to your Townhome and the immediate adjacent personal spaces or rocked areas. Plus, decorating in the landscaping near curbside sidewalks and on your garage door is **not** permitted.



The flyer will have all the details. *Your cooperation will be appreciated!*

## **If Overdue on Dues, Late Fees, Interest Must Still Be Paid**

During the serious COVID-19 months in 2020-21, there were government-mandated restrictions on things like rent evictions and assessing late fees to ease financial burdens for those affected by loss of work or income. Those restrictions have been lifted for some time now.

If you got behind on your monthly dues, any accrued late fees and interest on the overdue amounts must also be paid. These fees and interest won't magically go away and could affect your credit rating in the long run. Plus, it's unfair to all those who pay their dues on time to carry the burden for the few who don't.

## **Political Signs: Keep Them Small, Remove Promptly**

Although we mentioned this in our Summer newsletter, we want to remind you about our policy on political signs. These are only allowed on a short-term and temporary basis and must be removed immediately after Election Day, November 8.



Please keep them small and put them only in your 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 the Common-Area landscaping next to sidewalks (except realtor "For Sale" signs), as well as on lawns and in driveway medians. Please also take care not to damage any sprinklers or irrigation lines.

## **Pet Owners: Please Clean Up After Your Pets!**

We've had repeated complaints about dogs doing their business in driveways, on sidewalks and in non-pet-owners' yards and the pets' owners not cleaning up after their pets. In one area, unfortunately, we cannot determine whose pet(s) and owners are the culprits!

Seriously, this is so distasteful, and a burden especially to those without pets who want their yards maintained, as they must clean up after someone else's pet! All pets must be attended and on leash when outdoors and their feces cleaned up immediately! These are not just our rules, clearly spelled out in Section 6.8 of our Covenants, but part of the City of Pasco's Municipal Code as well (Title 8, Sections 8.02.030 and 8.02.040).

So please be a *Good Neighbor* and responsible pet owner!



## **Neighborhood Watch Update:**

### **Car Prowls, Phone Scams, 'Coffee with a Cop' Sessions**



The Pasco Police Department now conducts monthly Neighborhood Watch meetings. All residents are invited to these meetings at the Pasco Police Department the fourth Thursday of the month at 6:30 p.m. At these meetings, you can get updates on what goes on in the City and our neighborhood plus hear interesting home-safety-related speakers.

Car prowls are still a problem. Please remember to keep your vehicles locked and valuables out of the car. Prowlers walk around at night and early morning with backpacks. They are rummaging through vehicles trying to find valuables they can sell.

The police have also been noting an increase in phone scams. If anyone asks you to send money to them over the phone, it is a scam. Recently an older adult was scammed out of tens of thousands of dollars. In another case, a person was called about their computer virus

*(Continued on Page 5)*

## **Neighborhood Watch (Continued from Page 4)**

software being outdated. The victim allowed them access to their computer so the scammers got all their personal information.

Be vigilant in reporting suspicious activity. If it doesn't look right, it probably isn't.

On October 5, Mediterranean Villas Block Watch captains and residents had a great opportunity to meet and talk with Pasco Police at Coffee with a Cop at the Raan Coffee Shop on Sandifur Parkway. If you missed this, watch for the next Coffee with a Cop. These are great events.

If you would like more Neighborhood Watch information or want to participate contact Sgt. Pruneda at [prunedar@pasco-wa.gov](mailto:prunedar@pasco-wa.gov).

## **'Fall Back' Reminds Us to Change Smoke Alarm Batteries**



Daylight Savings Time ends at 2 a.m. on November 6. While you're changing your clocks, think about checking and changing any battery-operated smoke alarms, and radon or carbon dioxide monitors, if you have them.

Are you aware that seniors (anyone over 60), and others physically unable to climb up and do the task, can call the Pasco Fire Department (PFD) to have them assist you for free by installing new batteries in your smoke alarms?

Call the PFD's Community Risk Reduction office at 509-545-3497 to schedule a mutually convenient time for this task.

Better yet, if your current smoke alarms are 10 years old or older, the PFD may still have discount coupons for you to purchase the newer and long-lasting 10-year lithium battery-powered smoke alarms, which they will install free for you as well. These are recommended as replacements.

## **Palazzo Available for Your Holiday Gatherings**

When most of the Fall lawn maintenance has wrapped up, the Palazzo will receive another thorough professional cleaning, probably in mid-November, in time for you to schedule modest-sized holiday gatherings at the facility.

Use of the Palazzo is free, but the usual rules for cleaning it up after you use it still apply, such as taking out any garbage you generate, wiping counters and any floor spills, cleaning the bathroom if necessary, etc. If not sufficiently cleaned after you use it, you will be charged a \$90 cleaning fee.

Nothing may be attached, tacked, stapled or taped to the windows or walls, including the sound-absorbing fabric wall boards. Chairs and tables are only for use inside the Palazzo and must be taken down and restacked after use. The facility must be locked at all times when not in use.

The process for reserving the Palazzo has not changed: The access code is 0102 and there is a calendar on the bulletin board inside the Palazzo. Simply write your name and phone number on the date you want it, and indicate the hours you want to use it, too. If an Owner already has their name and number down for the date and time you want, you can call them to see if a compromise can be reached.

The full set of rules for use of the Palazzo are posted on the bulletin board and can also be found on our website, [www.medvillashoa.org](http://www.medvillashoa.org), on the Governing Documents page.



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## Maintenance & Repairs: Yours or the HOA's To Do?

Whether you are a relatively new Owner or a long-time Owner in Mediterranean Villas, we want to remind you about a handy list we published several years ago that distinguishes between which items you, the Homeowner, are responsible for maintaining in good repair and which items are the responsibility of the HOA to maintain and repair.

The list can be found on our website, [www.medvillashoa.org](http://www.medvillashoa.org), under the Governing Documents section. It's called, fittingly, "Homeowner/HOA Repair & Maintenance Responsibilities." The list also shows you when your repair, maintenance or replacement of any element requires the pre-approval of the Architectural Control Committee (ACC). Please print it out and keep with your household papers. If you don't have internet, call **509-554-1882** and we'll send you a copy.

## Your Choice: Opt In or Opt Out (If You Haven't Done So)

If you would prefer to have all HOA communications sent via email, including this newsletter, saving us postage and printing costs, simply "Opt In" using the Consent Form which can be downloaded from our website, [www.medvillashoa.org](http://www.medvillashoa.org). Click on the "Forms" or "Governing Documents" tabs.

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### Your 2022-23 Board of Directors

**Margaret Jacobson, President; Dan Suter, Vice President;  
Ginger Sorenson, Treasurer; Sharon Gittleman, Secretary;  
Directors-at-Large: (THREE SEATS OPEN)**

### Architectural Control Committee (ACC)

**Peggy Berk, Ginger Sorenson, Vern Sorenson and Carole Valentine**

*[Note: The Board and ACC usually meet for about one hour/month April-October, occasionally more often; HOA business is handled via email and/or telephone between meetings and in the November-March timeframe]*



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## Handy Numbers and Other Info to Clip and Save:

**HOA Message Line:** 509-554-1882 (please provide name, address, phone #)  
**HOA Email:** [tmvassoc@hotmail.com](mailto:tmvassoc@hotmail.com) (please give your address)  
**HOA Website:** [www.medvillashoa.org](http://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 Shelter:** 509-545-3740