



Homeowners Association (HOA) News Spring 2022



Newcomers Need to Get Involved in Our Community

There have been quite a few new Owners arriving in Mediterranean Villas over the last couple of years. The Board of Directors encourages those of you who are newcomers to get involved, and a great place to start is by joining the Architectural Control Committee, or ACC.

The ACC is the working backbone of our community. Committee members see to it that a consistent standard is applied when it comes to the appearance of our Townhomes; they approve all exterior modifications or changes, including such things as the color of front doors, storm doors and garage doors, so that there's a cohesive look to our development.

The Committee also assesses when stucco repairs and repainting are needed. In addition, they review the need for landscaping changes and enhancements, and see that our walls, fencing and parking lots are adequately maintained. The ACC recommends any such improvement projects to the Board of Directors. If approved, they solicit bids and submit the best proposal for the Board's approval. Once authorized to proceed, Committee members see that the work is satisfactorily completed.

Serving on the ACC is a great way to learn how things work in Mediterranean Villas and can give you a sense of pride, knowing you are helping to keep our community attractive, well maintained and a satisfying place to live. What the ACC does is governed by our Covenants and Rules & Regulations, so you develop a good understanding of what these documents allow or don't allow. You need not be knowledgeable about construction — just have common sense, a desire to help, and be willing to look at the big picture and what's best for the good of all our Owners.

Other than that, the only requirement is to be comfortable with the use of email, because that's the primary method for communicating between ACC meetings and with the Board of Directors.

Directors Spread Thin by Taking on ACC Tasks

Another reason your HOA needs to have new folks get involved with the ACC is because right now only one member of that Committee is not also a Director on the Board (*see Board and ACC listing on Page 4*). Just to keep things running, Directors have been forced to step up to assist with ACC responsibilities. This is spreading too few people too thinly, and some of our Directors are in danger of getting burnt out doing double duty!



On top of that, we regret to announce that the Board's newest members, **Mary Watson** and **Darla Day**, both had to resign their Director positions in November and April, respectively, due to personal and health reasons. We appreciate what they did to help serve for the short time they did, wish them well and pray their health will improve.

This unfortunate turn of events again leaves your HOA with two vacancies on the Board of Directors, including the important Vice President's slot. That's why it's even more critical to get new people on the ACC, and remove the extra load on the Directors.

If you can donate a few hours a month, mostly between March and November, please ask to be appointed to the ACC! To volunteer, email us at tmvassoc@hotmail.com with your name, address and contact information. A Board member will get back to you to discuss the process for getting involved.

The Palazzo Will Soon Reopen for Residents' Use

Your Board of Directors is making arrangements to get the interior of the Palazzo professionally sanitized after the long period of closure due to COVID restrictions. Once that is accomplished, the Palazzo will once again be open for use by Mediterranean Villas residents for card games, family gatherings, small-group meetings, etc.

When it *does* reopen, the usual rules for cleaning it up after you use it will apply, such as taking out any garbage you generated, wiping counters and any floor spills, cleaning the bathroom if necessary, etc.

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.

At this time, the Board intends to continue to allow residents to use the facility free of charge, unless your failure to satisfactorily clean up after using it requires assessing a cleaning fee.

The process for reserving the Palazzo will also be unchanged:

The access code is 0102 and there will be 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 someone 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; otherwise, you'll need to choose a different date or time.

We'll get the word out via email and signs on the Palazzo windows when it's open again for your use and to make reservations.

Free Installation:

Pasco Fire Dept. Can Get You Brand-New Smoke Alarms

We often remind Owners to check their smoke alarms and change batteries once a year, and note that seniors or those with physical limitations can have the Pasco Fire Department (PFD) assist by installing the batteries for you. Right now, the PFD's Community Risk Reduction office has a federal grant to cover a few hundred brand-new smoke alarms. If your alarms are 10 years old (or older!), call **Ben Shearer** at **509-545-3497** or send him an email at **shearerb@pasco-wa.gov** to make an appointment to have him or a Community Risk Reduction colleague come change out your alarms.



The PFD strongly encourages this because smoke alarms older than 10 years are probably not going to function properly when needed! The new units are free, and are installed free of charge as well, to those over 65, or if there are residents under the age of 17. The new alarms are sealed units with lithium batteries projected to last 10 years, so there's no more changing batteries every year!

If a resident has severe hearing issues, there are alternatives the PFD can provide, also free of charge, such as smoke alarms with flashing lights or bedside vibrating units. And, if you don't qualify because you're under 65, they have coupons they can give you to purchase your own new smoke alarms at the low cost of just \$10 each; Lowe's is currently honoring these PFD coupons. The PFD will then come and install them for free, if you call Ben to set up an appointment.

Because most of our Townhomes were built more than 10 years ago, please take advantage of this offer now if you've never changed your smoke alarm units!



Not Paying Dues, Late Fees, Unfair to Rest of Owners

In recent months, your Homeowners Association (HOA) has had more difficulty collecting dues and late fees associated with overdue payments. Our financial reports, reviewed every month by your Board of Directors, have been showing a steady increase in delinquencies. HOA Treasurer **Ginger Sorenson** reports that some Owners will catch up on their dues in arrears but not pay the interest penalties for being overdue, apparently assuming those added fees will go away! “This can lead to a decline in an Owner’s credit rating and, if it goes on for six months, can lead to a lien being placed on the property,” she says.



“It isn’t fair to the majority of our Owners who do pay their dues on time to be shouldering the financial burden of those who don’t. Please treat your monthly HOA dues assessment just like you would treat any other monthly bill, such as for water or electric.”

Celski Only Collects Dues; All Other Matters Go to HOA

Speaking of dues, keep in mind that Celski’s HOA Property Management Group is merely responsible for collecting your monthly dues and providing some bookkeeping and bill-paying services for the HOA.

All other matters — landscaping and irrigation; approvals for exterior additions, modifications or replacements; and parking, garbage, pets and other neighborhood issues — are to be directed to your Association by calling and leaving a detailed message at **509-554-1882** or by sending an email to tmvassoc@hotmail.com.

Pet Owners: Please Clean Up or Lawn Won’t be Mowed!

While it’s easy for us to see the results of those who don’t clean up after their pets when the “dog doo” is all over the front yard, and get after the offending pet owners for doing so, Board and ACC members respect our residents’ privacy. So we refrain from going through back yards unless we are doing assessments for exterior repairs or checking landscaping or irrigation issues.

Nonetheless, we’ve received numerous reports already this young mowing season about back yards that are just loaded with pet excrement! Please understand that Heritage will **not** mow lawns or tend to other landscaping issues wherever they have to deal with this!

Pets must also be attended and on leash whenever outdoors. These are not just our rules, but part of the City of Pasco’s Municipal Code as well. Please be a *Good Neighbor* and promptly clean up after your pets, wherever they “do their business,” and don’t just let them out to roam loose. Your next-door neighbors and our lawn crews will greatly appreciate your cooperation!

Fuel Surcharge Could Affect Timeliness of Response

We’re all familiar with the rise in gas prices. Heritage has notified us that they will need to assess a 2-percent fuel surcharge for every trip they make to Mediterranean Villas. This will add to the weekly expense associated with mowing and landscaping tasks every Wednesday, Thursday and Friday.

Also, the surcharge will be applied to trips made here by their irrigation specialist for sprinkler repairs or adjustments; for tasks such as excessive tumbleweed removal or projects to remove or replace plants, trees and shrubs; and for specialists spraying foundations for insects or applying other shrub or weed treatments.

In the interest of being good stewards of your monthly dues, your Directors and the ACC will be more prudent about calling Heritage to come out to do a repair or some other small job,

(Continued on Page 4)

Response Times (Continued from Page 3)

especially if only one Townhome is involved. We might delay doing so unless, or until, multiple tasks can be addressed at the same time. So if response times are slower than you expect for an issue you report, we ask you to please be patient. Your understanding will be appreciated!

Savvy Safety Tips for Your Vehicle and Home Protection

At the April Neighborhood Watch meeting, our Area Resource Officer talked about the significant increase in car thefts. Due to new State laws limiting police enforcement abilities, car thefts have risen 88 percent in Washington since last year. Some easy preventive measures can reduce the chances of your vehicle being targeted:

- ✓ Do not leave the keys in it!
- ✓ Lock it!
- ✓ Leave no valuables or other items in plain view that would attract thieves.
- In addition, Pasco Police say the single most effective crime deterrent is lighting, so turn on those outdoor lights! LED lights are considered the best outdoor lighting option.
- Keep your garage doors closed. Pasco Police say criminals cruise neighborhoods at night looking for open garages.
- Be alert for unusual sounds and suspicious individuals. Don't hesitate to report to 911.



Continue to look out for your neighbors to help keep everyone safe in Mediterranean Villas!

Your 2021-22 Board of Directors

Margaret Jacobson, President; **(OPEN)**, Vice President;
Ginger Sorenson, Treasurer; Sharon Gittleman, Secretary;
Directors-at-Large: Peggy Berk, Ron Hayden, and **(ONE SEAT OPEN)**

Architectural Control Committee (ACC)

Ron Hayden, Ginger Sorenson, Vern Sorenson; Peggy Berk, Facilitator/Board Liaison

Handy Numbers and Other Info to Clip and Save:



HOA Message Line:	554-1882 (please give your name, address, phone)
HOA Email:	tmvassoc@hotmail.com (please give your address)
HOA Website:	www.medvillashoa.org (password: palazzo)
HOA Postal Address:	MVHOA, 9713 Mia Lane, Pasco WA 99301
RV Storage Area:	Ron Hayden, 509-308-6660
Celski's HOA Management Group	(only for issues about dues payments): 579-4101
Mailing Address for HOA Dues:	Mediterranean Villas HOA-7517 Lockbox Department P.O. Box 98076 Las Vegas NV 89193
City of Pasco:	545-3488
Police (non-emergency):	628-0333
Tri-Cities Animal Shelter:	545-3740