



One Director Appointment Made & Five Added to the ACC

Our frank editorial, in the Fall/Winter 2022 edition of this newsletter, in which we discussed the reasons we need greater participation from our Owners has prompted several of your fellow Owners to step forward to assist.

As a result, your Board of Directors is pleased to announce that **Linda Phillips** has been appointed to fill the unexpired 2022-23 term of At-Large Director #5, filling one of the three vacancies on the Board. *Linda has long been an ardent supporter of maintaining the consistent, attractive appearance of the Mediterranean Villas and we welcome her to the Board!*



Linda Phillips

In addition, five new members have been added to the Architectural Control Committee, better known as the ACC. They are **Jerry and Kay Chichetti, Paul and Leah Miller, and Kathy McKinney**. Jerry and Kay will likely assist with Owner requests for exterior changes or modifications, such as patio fences or covers, new satellite or internet installations, gutters, etc. Paul has expressed interest in helping to maintain our buildings in good repair; Leah has an interest in landscape planning, and Kathy wants to help us keep parking lots, signage and other Common-Area issues maintained as best as possible. *Your Board of Directors is very grateful these Owners recognized that they could contribute to managing our community!* [We plan to run a photo of your ACC members in a future newsletter.]

Although there are still two seats on the Board of Directors that need to be filled, we are hopeful these new appointments will help spread the load on your HOA team.

If you have a desire to directly assist in the decision making that affects all of us in Mediterranean Villas, please email the Board at tmvassoc@hotmail.com.

RV Storage Area Oversight Team Effort Now in Place

In addition to the appointments above, a team effort will share oversight of the RV Storage Area.

Owner **Doug Stredwick**, himself a user of the RV Storage Area, will assist with keeping an eye on the more physical aspects of the area: restriping the spaces as necessary; ensuring all RV owners have current registration tabs on their vehicles; and monitoring the need for weed spraying or weed removal by our landscape contractor.

Karene Hill, who is live-in caregiver for her mother, Owner Kathryn Hill, has stepped up to manage the record keeping, handling the paperwork for new users and updating the files as needed. She also plans to digitize the current RV Storage Agreements so they can be easily accessed in one place.

Late last Summer, the contact number for all current or prospective RV Storage Area users was switched to the HOA Message Line phone number, **509-554-1882**. Secretary **Sharon Gittleman**, who monitors the Message Line, as well as all messages sent to the HOA's email address, tmvassoc@hotmail.com, will thus be the first point of contact for users who have issues, need to report changes in the vehicle(s) they are storing, and to take in requests from new users. Sharon will pass along record changes and coordinate collection of new agreements and initial fees with Doug and Karene. *We welcome and thank Doug and Karene for their assistance!*

Our Rental Capacity Reached: No New Rentals Allowed!

Seven years ago, your Board of Directors, with the assistance of legal counsel, imposed a limit on the number of our Townhomes that can be rented out at any given time. The purpose is to maintain our individual and collective property values and retain the single-family, owner-occupied integrity of our residential development as it was originally designed.

Our 20-percent limit was reached in late 2022. Any Owners now wishing to lease out their Townhome must ask to be placed on the HOA's Waiting List. As we went to press with this edition, there were five Owners already on the Waiting List.

For now, no new rental requests will be approved. As changes in Townhome ownership occur with the sale of now-rented units becoming owner-occupied units, opening up new opportunities to rent, those on the Waiting List will be given that chance on a first-in-line basis.

The penalty for violating our Lease Rules & Regulations can be hefty, starting at \$250/month and rising up to \$1,500/month.

The Lease policy can be found on the home page of our website, www.medvillashoa.org, as well as under the Governing Documents tab of the homeowner pages. If you have questions, please call **509-554-1882** or email tmvassoc@hotmail.com.

Long-Standing Prohibitions on Open-Flame Burning and Bird Feeders are Added to Official Rules & Regulations

Two new sections, 17 and 18, have been added to our official Rules & Regulations (R&Rs):

17. Open-Flame Wood and Charcoal Burning formally codifies our ban on all such burning in Mediterranean Villas due to the close proximity of our Townhomes to each other, the small size of our patios and the flammable nature of our stucco-coated foam-over-concrete building construction. Local Fire Code actually would not allow any burning here, but we do allow natural gas- or propane-fed barbecues and fire pits because they can be easily extinguished and controlled.



18. Bird Feeders states that the use of all forms of bird feeders using seed or suet are prohibited. Hummingbird feeders, which simply use a water-sugar mixture, are allowed as the *only* exception.



Here, too, the close proximity of our units to one another comes into play. Birds attracted by such feeders create unsanitary messes, ruin patio furniture and are a nuisance for neighbors wanting to enjoy their patios in peace.

We also found dropped seed from feeders attracted various unwanted rodents that were damaging our lawns and plantings.

The Board of Directors first announced the open-flame burning ban in 2015 and the ban on bird feeders using seed and suet in 2018. We have published several reminders on both of these in our newsletters ever since.

Both R&Rs are being strictly enforced. Your cooperation is appreciated!

The revised R&Rs are posted on our website, www.medvillashoa.org. If you want a printed copy, please call our Message Line, **509-554-1882**, and request one.

Project to Replace Deteriorating Fence Still Planned

Although permitting and other minor roadblocks have delayed the project's start, the replacement of our last section of rapidly deteriorating laminate wood fencing along our northern perimeter from Broadmoor Blvd. to Midland Lane will still take place in 2023. Owners on both sides of the fence have been notified of the plan.

The current fence is requiring frequent repairs and adjacent trees and shrubs are affecting the fence's stability. The fence will be replaced with a six-foot-high decorative masonry wall just like the rest of our perimeter walls.

A portion of our block wall along Broadmoor Blvd. that was damaged by City trees planted too close to the wall will be repaired at the same time.

Please Promptly - and Properly - Dispose of Pet Waste

We seem to have to mention this in every newsletter:

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).

It's bad enough our lawn crews have to encounter such unpleasantness, and some of our non-pet owners are needlessly forced to clean up dog doo in their yards and on their sidewalks and driveways. Now, we've gotten complaints that bags of pet waste are being tossed into non-pet owners' empty garbage cans after trash collection on Thursdays instead of being disposed in their own trash.

We realize the influx of new developments to the south and east of Mediterranean Villas is bringing more dog walkers into our area, a situation we cannot control. Occasionally, unfortunately, some of these outsiders also think it's okay to raid our dispensers so they don't have to purchase bags of their own.

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 anyone's sole source of disposal bags, however. If use of the dispensers continues to be abused, your Board of Directors may have to consider removing them altogether.

If you (or your tenants) are a pet owner here, please be sure that you (or they) are not contributing to any of these problems. Everyone will appreciate your cooperation!

If you see someone not cleaning up after their pet, please gently remind them it's against City Code, as well as a health hazard, unsanitary and an un-neighborly thing to do.

Please 'Opt In' to Email If You Haven't Done So Yet

If you would prefer to have all HOA communications sent via email, including this newsletter, saving your HOA postage, paper and printing costs, simply "Opt In" by using the Consent Form which can be downloaded from our website, www.medvillashoa.org. Click on the "Forms" or "Governing Documents" tabs to find the form, and email it to tmvassoc@hotmail.com.

PLEASE NOTE: Just because you're getting emails regarding your monthly dues payments from Celski's HOA Management Group, that does our bookkeeping and dues collection, does not mean you gave consent for us, your Mediterranean Villas Homeowners Association, to communicate with you via email. Celski's online pay portal system does not share your email address with us, your onsite Board of Directors.



Springtime Irrigation and Landscaping Reminders:

Many of our residents have already set out flower pots and spruced up their entryways. Here are some reminders and when you should contact the HOA for help from our landscape contractor:

- ✓ **The heads on any drip lines** that were installed for your personal plants or flower pots are yours to maintain. But please don't mess with where they are connected to the main system irrigation hoses. If you no longer want or need the drip line, don't just yank it out of the primary irrigation line. Simply give us a call at **509-554-1882** or send an email note to **tmvassoc@hotmail.com** and we'll arrange to have our landscape contractor safely remove the dripper and plug the line properly.
- ✓ **Personal items** are not to be placed in Common Area landscaping, which includes the flower or shrub area adjacent to the curbside sidewalks, any rocked areas alongside your driveway, or in medians between driveways and the landscaping at most of our street corners. Our landscaper's crews will not be responsible for any damage to personal item in those areas.
- ✓ **Notify the HOA** of any malfunctioning or misdirected sprinklers, or if new dry spots or shrub damage starts to emerge in your yard. Just give us a call at **509-554-1882** or send an email to **tmvassoc@hotmail.com** so we can have the situation checked out for you.

Please do your part to spruce up your property for Summer weather by sweeping and tidying up your entryways and patios so that our community retains the clean and attractive appearance and pride of ownership we all want to enjoy.

Your 2022-23 Board of Directors

Margaret Jacobson, President; Dan Suter, Vice President; Ginger Sorenson, Treasurer; Sharon Gittleman, Secretary; Linda Phillips, Director-at-Large: (TWO SEATS STILL OPEN)

Architectural Control Committee (ACC)

Jerry Chichetti, Kay Chichetti, Kathy McKinney, Leah Miller, Paul Miller, Ginger Sorenson, Vern Sorenson and Carole Valentine

[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]



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 (please give 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