



## **Two Open Board Slots Filled, One More Is Now Vacant**

The final two open seats on the Board of Directors were filled with the May 2023 appointments of **Peggy** and **Randy Mudd**. *We thank them for stepping forward to serve your Homeowners Association!*



Unfortunately, having a full Board lasted about 3 months, until Vice President **Dan Suter** resigned for personal reasons on August 10. The Director who serves as Vice President normally takes the lead on enforcement of our Covenants (CC&Rs) and our Rules & Regulations (R&Rs), as well as being the one to step in to lead the Board if the President is not available. While none of our three newly appointed Directors are quite ready to move into the crucial VP position at this point, Randy Mudd and **Linda Phillips** have agreed to jointly oversee enforcement of our CC&Rs and R&Rs for now, with guidance from the veteran Board members.

Elections for the November 2023 through October 2024 Board of Directors will soon be upon us (see Annual Report & Elections article elsewhere in this newsletter). If you are interested in filling our open seat, please do not hesitate to volunteer now! We truly need more people who are willing to get involved with the daily operations and the decision-making required to manage our 228 Townhomes! If you think you could assist, please send a message addressed to the Board at [tmvassoc@hotmail.com](mailto:tmvassoc@hotmail.com).

## **Project to Replace Deteriorating Fence Nears Completion**

Although permitting and some minor roadblocks delayed this major project's start, the replacement of our last section of rapidly deteriorating laminate and wood fencing along our northern perimeter from Broadmoor Blvd. to Midland Lane was nearing completion as this issue went to press.

*We appreciate everyone's patience and cooperation during this project.* It was not an easy task for our contractor's crew members who wound up working in some pretty hot temperatures. We know many of our lawns suffered as the work required irrigation to be shut off for pouring the concrete foundations, but as each section of the masonry wall was completed and watering resumed, many grass areas made a good recovery. If needed, resodding will be used to repair any seriously damaged areas.

A small portion of our block wall along Broadmoor Blvd. that was damaged by trees planted too close to the masonry wall there is also being repaired.

## **How to Properly Report Irrigation or Landscaping Issues:**

**Please do not call Heritage**, but rather, please notify us, your Homeowners Association, 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 (or text message) at **509-554-1882**, or send an email to [tmvassoc@hotmail.com](mailto:tmvassoc@hotmail.com) so we can have the situation checked out. *Your cooperation will be appreciated!*

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## **Properly Reporting Landscape Issues (Continued from Page 1)**

Please understand that Heritage, as our landscape contractor, only takes direction from your elected Board of Directors, our irrigation liaison, or the lead landscaping member on the ACC. In turn, the Heritage ground crews only take their instructions from their Heritage supervisors, and are directed not to take requests for tasks from individual Townhome Owners or residents.

Even so, we continue to hear that some of you are calling Heritage directly about lawn or irrigation matters or trying to pass along requests to members of their lawn crews. If you have a concern or complaint about their services or want to ask about something in your landscaping, please just let us know at the phone number or email noted in the first paragraph of this article.

Also, please do not send lawn, sprinkler or landscaping kinds of messages through the Celski HOA Management Group's online portal; they are only to be contacted for matters regarding your dues payments. Celski is our contracted bookkeeper but has nothing to do with our day-to-day operations regarding lawn matters, nor building maintenance or any other onsite issues that arise.

*Your cooperation will be appreciated by our contractors, your Board of Directors, and the ACC !*

### ***Owner Landscape Requests:***

## **Suggestions Welcome, But Board & ACC Have Final Say**

Some of you occasionally ask for certain plants to be added to your landscaping or other changes made. We truly welcome your suggestions and thoughts, but please keep in mind that the Board and the ACC have to take a broad, community-wide perspective.

A plant one person might like may or may not work in our landscaping scheme, or be something that must be handled or treated differently than the rest of our landscape plantings. So if you ask for something very specific, please know that it will be considered but may or may not be granted.

Yes, we've had to make changes as time goes on. We've discovered that some of the tall ornamental grasses and spreading lavenders, for instance, simply don't work everywhere they were initially planted. We've also found that some of our shrubs or trees that once seemed to fit in have become too large for the spaces in which they were planted.

Do we always make the right choice? Maybe not. But in the long run, your HOA volunteers — those elected as well those appointed by your elected Directors — do their best to come up with landscape solutions that will give our entire development, from Broadmoor Blvd. to Road 92, a cohesive, attractive appearance.

### ***Pet Owners:***

## **Please Purchase Your Own Pet-Waste Disposal Bags**

Your HOA provides pet-waste bag dispensers strictly as a convenience for our Mediterranean Villas pet owners who might forget once in a while to bring their own bags with them when walking their dogs or cats. Contrary to what some of you apparently believe, our dispensers are not intended to be your sole source of disposal bags!

So, pet owners, please purchase your own supply of pet-waste bags. If, in the course of walking your pet you find you truly forgot to bring your bags or need a second bag and did not bring one, then of course we want you to use one from our dispensers.



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## **Pet Waste Bags (Continued from Page 2)**

Unfortunately, some folks from nearby neighborhoods have also discovered our dispensers and think it's okay to come steal our bags. We're talking about thieves who aren't even walking a dog who have been caught on camera pulling out bag after bag, trying to empty our dispensers! If you see someone doing this — whether they live here or not — please let them know they are being watched and it is not neighborly to empty out our dispensers.

Because of the continued abuse of our dispensers by residents and non-residents alike, your Board of Directors has voted to refill our dispensers no more than once a month. *(Lack of bags in our dispensers will not be acceptable as an excuse for not cleaning up your pet's feces, however!)*

## **Let's Try to be Respectful of Others, Please**

Like any other American neighborhood, we have a wide mix of ethnicities among us. Please be sure your behavior toward your fellow residents won't create an impression that certain people are not welcome in Mediterranean Villas. We strive to be a community that does not discriminate and provides attractive Townhomes for law-abiding citizens of all backgrounds.

And while the Summer heat can make some folks cranky at times, we all live in very close proximity to one another, so let's also make a concerted effort to respect each other's privacy.

For instance, although our yards, front and back and in between buildings, are considered Common Area, please respect your neighbors' privacy by minimizing trekking through others' back and side yards whenever possible. This includes children who want to "take a shortcut" to visit their friends, whether walking, running, or riding bikes. [Children repeatedly using bikes and scooters to cut through back yards could also damage sprinklers and lawns, so we strongly discourage doing so.] It also applies to walking the dog. Try not to traipse behind other residents' patios, where your pet might startle folks sitting outside, or where yours and a neighbor's pet could possibly have a not-so-pleasant encounter.

So, if possible, please use front walkways and sidewalks for neighborhood visiting and pet walking.

### **Other Warm-Weather Reminders:**

- ✓ Keep in mind that when windows and patio doors are open, sound carries more easily to your nearby neighbors, so keep the volume of music, TVs and conversations moderate.
- ✓ There's no rule against kiddie pools, but one placed on your lawn can quickly cause damage to the grass underneath. Please move such pools back onto patios right after use.
- ✓ Please remember to keep all barbeque equipment, including smokers, well away from both your stucco exterior wall and side privacy wall when in use. Keep them personally tended to at all times to ensure no flareups or overheating occur. Any resulting stucco damage will be repaired at your expense.

## **Guest Parking is Not Overflow Parking**

We have plenty of Guest Parking lots to ease congestion on our streets when residents have visitors. The lots are genuinely strictly for the use of guests, however. They are not to be considered "overflow" parking areas for residents because you own too many vehicles to fit in your garage and driveway.

Our lots are monitored regularly. Often residents will find an informational tag from the HOA placed on their vehicle in an attempt to find out if the car or pickup really belongs there. If you have a special circumstance that warrants using one of the lots for your vehicle for a day or so, please just call **509-554-1882** or send a short email to **tmvassoc@hotmail.com** to let us know what's going on.

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## Homeowner Association's Annual Report, 2024 Budget, Director Election Ballots Will be Distributed in September

In late September, all Owners will receive the Homeowner Association's Annual Report, including the budget approved by your Board of Directors for 2024 and information on the funds set aside for Reserves. Please watch for this important packet of materials!

The Annual Report materials will also include your ballot for electing members to the seven-seat Board of Directors for the next 12-month period. As noted on Page 1 of this newsletter, we have one vacancy. If you are willing to help serve your community by being on the Board of Directors, now is the time to contact the Board at [tmvassoc@hotmail.com](mailto:tmvassoc@hotmail.com).

### Did You Know...?

- ◆ Your Board of Directors has now officially held 100 Board Meetings since the Association was turned over to the Owners by the developer back in November 2010!
- ◆ About 15 percent of your monthly dues goes into our Reserve Funds to be sure we have enough money to pay for large projects and improvements as time goes on.
- ◆ You can save your HOA printing and postage costs by getting your news online. Just fill out the Opt-In Consent form. Find it on our website, [www.medvillashoa.org](http://www.medvillashoa.org), under the Forms and Governing Documents tabs.
- ◆ Our Townhomes were constructed using a method called ICF — Insulated Concrete Forms. This means our exterior walls were formed with Styrofoam filled with concrete in the middle and then covered with a stucco coating. It makes our walls very energy efficient but also very susceptible to damage from heat and fire, as the foam under the stucco coating can easily melt. This is why you must use all your gas-fed BBQs or fire pits well away from the wall!

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### Your 2022-23 Board of Directors

Margaret Jacobson, President; Ginger Sorenson, Treasurer; Sharon Gittleman, Secretary;  
Peggy Mudd, Randy Mudd & Linda Phillips, Directors-at-Large  
(One Open Seat Available!)

### Architectural Control Committee (ACC)

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

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 Control: 509-545-3740