

**VARSITY PARK
HOMEOWNERS ASSOCIATION**

June 19, 2023

To: Varsity Park HOA Homeowners

From: Varsity Park Board Members

Laura Monteverde – President

John Dyke – Vice President

Kathy O'Brien – Treasurer

Jamie Mitchell – Secretary

Naren Gunasekera – Member at Large

Subject: VPHOA Homeowner Board Meeting 5/23/2023 and Site Status/Other Information

Dear Varsity Park HOA Members:

There is quite a lot happening at Varsity Park HOA and we want to keep you informed.

The board held a special meeting on June 17th, to specifically discuss the **budget for 2023-2024**. As you know there is a lot going on regarding fire insurance and the cost of water, even though we had a large amount of rain this past winter. This affects Varsity Park HOA just like many other homeowners including other HOA's in the state of California. This is not unique to VP HOA.

- Fire insurance quotes have yet to be issued to the VP Board as of June 17, 2023. We are doing everything we possibly can to hold these costs down, but we cannot promise anything. There is a good possibility that there will be an increase in the monthly HOA fees effective, August 1, 2023, and/or a special assessment. Please remember that we the board pay the same dues and we do not want to do this if we can avoid it. **If anybody has any background in insurance, we would be glad for your input.**
- As you know your water and sewer charges are included in your monthly dues. Water costs have increased quite a bit over the last few years. We ask that you please check your faucets for leaks and toilets to make sure they aren't running continuously. If repairs are needed, please make as soon as possible. A drip may be small, but it adds up quickly when you look at our complex of 257 units. Please report any sprinkler or outside plumbing leaks to John Snee at GM Management.

Swimming Pools: Residents are out enjoying the pools and new poolside furniture. Please remember children under the age of 14 are not allowed in the pools without adult supervision. Also, please make sure to clean up after your family and guests, return pool furniture back to where you found it, close and secure the umbrella's (due to possible wind hazards).

Roofs: The roofing project is continuing along. Please keep a look out for the informational letters that All American Roofers are placing on doors prior to installation. The roofers will need access to the back patios, and you will need to move your cars, so they don't get damaged. If cars aren't moved, we may have to tow them to the street at the owner's expense. Also, if you have trees or bushes that overhang onto the roofs, it is your responsibility to cut them back before the roofers start the install.

One important note: for buildings that haven't had roofs replaced yet – please note that satellite dishes are being removed as needed to do complete and proper repairs to the roof, fascias and other items involved with the roofing project. Once your roof is completed you will need to contact your dish provider and they will reinstall for you. Please note that no dishes can be mounted to the stucco.

Board Meetings: We encourage you to attend our monthly board meetings and we want to hear from you with any suggestions you may have along with any issues. There is no guarantee we can solve all issues, either quickly or long term, but let's discuss and get conversations going. **The next board meeting is on Tuesday, June 27, 2023, at 6 PM in the Campus Park Clubhouse.**

We want to encourage homeowners to participate in our HOA. We need your feedback and being on a committee can also help achieve our goals. Here are some examples of committees we would like to form:

- Insurance – better policy for less cost – all HOA's in fire zoned areas are seeing the same issues as VPHOA.
- HOA dues – consider options to keep dues from increasing.
- Landscaping – For homeowner associations, landscape planning is complex. The VPHOA shall greatly benefit from a landscape committee that becomes knowledgeable of attendant statutory laws, costs, safety, and other issues.
- Tree problems exist not only for VPHOA but many cities all over southern California that planted trees in the wrong place years ago.

This is just the beginning! We are looking at other projects/repairs/maintenance so we can prioritize. Please contact John Snee with any questions, concerns, or issues.

**John Snee, GM Management
40 W. Easy St. Suite # 1
Simi Valley, CA 93065
805 526 0303
johnsnee@gmmanagement.com**