

# JHCCV NEWSLETTER

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January 2011

## ***From the Board:***

Many changes have occurred this past year and continue to happen at JHCCV. We have had a new landscaping company, a new maintenance man, a new security company and we have two new JHCCV committees.

Why were so many changes made? All these changes were necessary due to various reasons. Our long time maintenance man, Larry Fortune, fully retired last year. Our landscapers, Hydrolawn Company replaced Mow-It-Down in June. Patrol Plus Security sold their business to another security company in November.

JHCCV had two new committees formed and they were the Beautification Committee and Neighborhood Watch. These two committees, as with all of our community committee, need volunteers. Please step forward, be active in your community by volunteering. Contact Lighthouse Property Management at 951-682-8284.

Sincerely,  
JHCCV Executive Board,  
Rick Burns, President  
Jim Murray, Vice President  
Cliff Roff, Treasurer  
Maggie Kimberly, Secretary  
Peggy Thompson, Director at Large

## ***Election Results...***

October is the official month for our annual meeting and elections. Due to homeowners not returning their election ballots caused the elections to be postponed until November. The ballot results were: A total of 70 ballots out of 134 were returned which established a quorum. The final election results were; Bob Umphress – 4, Jim Murray – 62 and Maggie Kimberly – 69.

The Election Committee volunteers this year were Sue Wetherbee and Tom Baker who counted and tallied all ballots.

## ***Thank You too...***

The JHCCV Board would like to thank everyone who volunteered this past year. Without volunteers our community just doesn't accomplish the many tasks that are necessary.

Special thanks go out to Ellie Smith who chairs the Beautification Committee, but also is very active on the Welcome Committee. Ellie has many talents and wonderful ideas to make JHCCV a welcome place to live. The Beautification BBQ in June was one of her fun suggestions.

Special thanks to Tom Baker who not only volunteered for the annual election, but is also a member of the Beautification Committee. Tom's assistance at the Beautification BBQ was invaluable and he did it all on crutches. Tom, what dedication!

Special thanks to Sue Wetherbee, who not only counted election ballots; but also made telephone calls and knocked on doors to collect ballots, all so a quorum was met to finalize the election. Sue also volunteers on the Neighborhood Watch Committee.

## **In case of emergency:**

- **Guard Station: (951) 681-4524**
- **SMS Security Inc: (909) 307-1007**
- **Lighthouse Property Mgmt.: (951) 682-828**
- **Immediate Emergency: 911**

## ***New Security at JHCCV...***

Effective January 1, 2011 SMS Security has taken over the security duties here at JHCCV. Patrol Plus Security sold their business to another company and were making many changes in their policies and personnel. If you have a situation that requires contacting the security guard you can do so by calling that Guard Station at 951-681-4524. If you have an emergency situation call 911 or the Riverside Sheriff's Department for immediate response.

## ***New Maintenance Employee...***

In December Brian Ekema was hired as our new maintenance man. Brian replaced Larry Fortune who fully retired last year. If you should see Brian around the commons area please say hello and introduce yourself. If you have a repair that is the responsibility of the JHCCV Association please contact Lighthouse Property Management at 951-682-8184 to schedule a day for Brian to make the repair.

## ***What part of the CC&R's don't you understand???***

Every homeowner at JHCCV should receive a copy of the CC&R's (Covenants, Conditions and Restrictions) when they purchase their home here at JHCCV. It is the responsibility of each homeowner to read, understand and abide by these rules. If you rent your home it is also your responsibility to provide a copy of the CC&R's to your tenants so they can read, understand and abide by the rules as well. All homeowners are responsible for their tenant's (and guest's) actions at all times.

The CC&R's cover all the important areas of our community. To name a few; the pool rules, parking rules, trash container rules and requirements, carports and storage area, satellite dish requirements, patios, loud music, and what is and isn't allowed in and around the common areas. If you don't understand the rules how can you be a responsible member of the JHCCV community?

Take time to read and review the CC&R's and if there is anything that you do not understand contact Lighthouse Property Management for clarity.

For your convenience there is a short condensed outline of the CC&R's at the guard station. These copies cover the general rules and pool rules.

## ***Why is an Architectural Request Form needed before I install a satellite dish?***

Your CC&R's requires the completion of an Architectural Request Form (ARF) to install a satellite dish. Many satellite dish company want to place their units on the roof which may cause potential leaking problems. Without the prior approval to install a satellite dish the homeowner will take full responsible for any future roof leaks due to the installation of a dish. Before contacting the television service company call Lighthouse Property Management at 951-682-8184 for instructions.

## ***What is Neighborhood Watch and how does it work?***

A Neighborhood Watch program is the cornerstone of all crime prevention programs. It enlists the active participation of citizens in cooperation with the Riverside Sheriff's Department to reduce burglaries and other neighborhood crimes. The primary purpose is the protection of property, yours and your neighbors.

Most home burglaries occur during the day and early evening hours, when alert neighbors could spot the thieves and call police. We as concerned citizens can do this. Being part of a Neighborhood Watch program we are neighbors looking out for our neighbors.

Neighborhood Watch crime prevention programs are a proven and effective means to substantially reduce not only the incidence of residential burglaries in a specific geographical area, but also the incidence of other crimes as well.

***"A good neighbor is one of the most effective crime prevention tools ever invented."***

Neighborhood Watch teaches us the steps we can take to help protect our homes. It also organizes a neighborhood group which can make crime prevention part of every person's daily routine, just by watching out for each other. *Our job would be to report suspicious activity to the police. It is their job to handle the criminals!*

## ***What is involved in a Neighborhood Watch Program?***

1. Neighbors getting to know each other and working in a program of mutual assistance; start or join a neighborhood watch program.
2. Citizens being trained to recognized and report suspicious activities in their neighborhoods, become a Neighborhood Watcher. If you see a crime or suspicious activity in your neighborhood, immediately report what you have seen to the police.
3. Implementation of crime prevention techniques, such as home security, operation identification and others safety devices. Utilize crime prevention measures to make it much more difficult for criminals to perpetrate a crime in your community and at your home.

## ***How can you to an active member of the JHCCV Neighborhood Watch Program?***

If you are interested in being an active participant in the JHCCV Neighborhood Watch program you can do so by attending the **meeting on January 22, 2011, 1:30 p.m. at 6015 AJD.**

## ***Have a third vehicle and don't know where to park?***

The JHCCV Board reduced the monthly rate for reserved parking spaces. The fee is \$25.00 per month. If you would like a parking space close to your home contact Lighthouse Property Management at 951-682-8184. If you are a renting tenant you must have your homeowner make the request for you.

## ***Landscapers and their responsibilities...***

Hydrolawn Company workmen have been approached by some residents to perform work that is directly the responsibility of the homeowner or tenant. The landscapers are to perform work in the common areas and carports. They are not to perform work too our personal patio areas or flower beds. Please note they are only to take direction from their immediate supervisor. Please do not ask the landscapers to do unauthorized work. If you have a specific concern or problem, please direct them through Lighthouse Property Management at 951-682-8184.

