



# Provence D'Aliso

## Community Association



Community Newsletter

December 2011

### **FROM THE PRESIDENT'S DESK**

**FHA Loans In PDA:** Many of you know by reading these newsletters and attending the community meetings that PDA is not approved for FHA loans. You may also remember that one of the reasons PDA fell out of the FHA standards was due to low reserves. The reserves dropped below the FHA standards due to the massively expensive termite fumigation that cost over \$200,000, which was insisted upon by the previous Board of Directors over the objections of the owners.

We recently learned that because many communities have fallen below FHA standards due to under funded reserves, there is a plethora of new companies that spouted up to get HOAs re-certified with HUD/FHA. We signed-on with one of these companies in hopes that they can accomplish our re-certification and there are no up-front fees. We anticipate completion of this effort by the end of the year. This is excellent news and we wanted to share it.

**Upcoming Board Election:** By the time you read this newsletter you will have already received the ballot for the December Board election. I am actively campaigning for you to cast all of your available votes for current Board members Jason Frenn and Michael Perlongo for their re-election. We realize raising the dues was unpopular and we aren't happy about paying them either.

For those of you who have been here for more than four years, let's go back in the time machine. This current Board consisting of me, Bill Dearing, Melissa Murphy, Michael Perlongo and Jason Frenn came into existence due to the **RECALL of the prior Board**. The community was angry with the lack of communication, the termite fumigation, and the heavy-handed approach to managing the community. It is not often that a HOA recalls its Board; it takes an electoral decision by the masses to make it happen and it did. Each of us stepped up, because the prior Board had to be replaced.

Our current Board has had open community meetings at the pool on numerous occasions, restored fiscal accountability, are diligently working to get the CC&R's changed, we raised deductibles on the insurance policies to save money, and cut some expense without impacting

the community, in addition to working on getting us FHA approved again.

It is my opinion that the re-election of a Board member that was previously recalled will likely again disrupt the cohesive cooperation of our current Board. We all fought hard and long to remove the prior Board and now a recalled member is running again. I strongly urge each of you to cast all of your votes for Michael Perlongo and Jason Frenn and I greatly appreciate their enthusiasm to continue serving this community.

With the Community in Mind,

Gaylyn Kinnett  
President

**VISITORS/GUESTS SAFE-LIST REMINDER:** If you have visitors spending the night, please "safe-list" the vehicle with the security company Nordic Security Services, their number is (800) 883-3880. I think the neglect in safe-listing a vehicle is the single biggest reason vehicles get towed. It will only take you a few minutes. The use of an old guest pass or sticker will not be recognized as a way to document the vehicle.

**WEBSITE:** Don't forget to visit the website at [www.provencedaliso.org](http://www.provencedaliso.org) for meeting dates, safelisting and current information.

### **MANAGEMENT COMPANY:**

Accell Property Management, Inc. Located at 23046 Avenida de la Carlota, Ste. 700, Laguna Hills, CA. 92653 \* (949) 581-4988 \* Fax (949) 581-9785

For matters that might require the Board's review and consideration, please contact your Association Manager Debbie Lobichusky at ext. 204 or by email at [debbie@accellpm.com](mailto:debbie@accellpm.com).

Please contact your Community Service Manager (CSM) Autumn Matula for all common area maintenance requests at ext. 224 or [autumn@accellpm.com](mailto:autumn@accellpm.com).