



# THE VILLAGE VOICE

July 2025

## COMMUNITY INFORMATION

- We enjoyed seeing everyone who attended the summer party!
- The Board would like to make a friendly request to please take a moment to check in on your neighbors from time to time. A quick hello or offer of help can go a long way in making sure everyone feels safe, supported, and connected in our community.
- **BOOK CLUB:** The Village Book Club will start in September! If you would like to participate, please email Pam Mollner.
- **POOL:** The pool is open! Please take a moment to review the Pool rules laid out in the Rules and Regulations Section V.
  - Water aerobics takes place every day at 9am! Any questions, please contact Pam Mollner.
- **If you see any suspicious activity, please call the Police first!** Board members and the Management company should not be the first point of contact.
- **SHORT-TERM RENTALS ARE NOT ALLOWED:** Our community is not zoned for short-term rentals. If you are found to be renting your home or rooms in a manner that violates the CC&Rs, Rules and Regulations, or city ordinances, you will be fined to the full extent permitted. Please contact M&M Management for any questions.
- **ROOFS:** Many of the original roofs in our community have exceeded their lifespan, and the Board has observed signs of wear, particularly loose shingles. To help prevent potential issues, we encourage all homeowners to inspect their roof and determine if replacement is necessary.
  - As a reminder, roof maintenance is the homeowner's responsibility. If a replacement is needed, please remember that all roofing projects must be approved by the Architectural Committee before work begins. For any questions or further guidance, please contact Melissa Pennington.
- **SPEED LIMIT:** with the warmer weather and longer days (yay!), many residents will be out walking and children will be outside playing. Please remember that the posted speed limit in the community is 15 mph.
- **PARKING REMINDER:** There is **NO street parking** allowed in the neighborhood (exception for immediate loading and unloading). DO NOT park on sidewalks. Street/Sidewalk parking can prohibit residents from being able to safely exit their driveways. Please remind your guests to park in your driveway or in guest parking. Any overnight guest parking requires a temporary parking pass.

## PRESIDENT'S MESSAGE

Summer is officially here and the weather is reflecting that. Let's enjoy the outdoors but watch out for heat exhaustion. Drink plenty of liquids! Enjoy the pool while remembering the rules and respecting the neighbors. We received positive feedback on the changes for the Summer Party. It was so nice to be comfortable while sitting and wandering between tables in the shade. Feels like a good idea to continue it as a street party in the future. Keep an eye out for Tilly, the wandering tortoise. She may be hiding in the bushes, burrowing in your garden or crossing the street. The Marriotts would love to have her back. While Tilly may be "resident" worthy of note, the new neighbors moving into 597 Villager Lane this month will definitely be a welcome addition to our community.

~ Pam Mollner, HOA President

### COMMUNITY REMINDERS

- For the safety of all residents and pets, please remember that all pets must be on leash and under owner control while out in the neighborhood. We kindly remind pet owners to please pick up and dispose of pet waste appropriately.
- Garbage pick up takes place on Fridays. Please put away trash cans, out of sight, in a timely manner. If your trashcan lid will not close when you set it out for pickup, please be mindful of any loose trash and boxes. Please help us keep our community clean and litter free 😊
- Please remember that posted vehicle speed limit in our community is **15 mph**.
- Kindly keep all children's toys, bikes, etc. put away from front yards and common areas while not in use.
- East vehicle entry gate can be scheduled to be left open for guests/parties. Please call M&M Management to make arrangements.
- Every owner should have their own personalized gate entrance code. If you did not set up your personalized gate code when you moved into the community, please contact M&M Management to set one up.
- Please remind visitors to your home that there is **NO street parking** in our community. Please have them utilize your driveway first as well as the guest parking areas.
- Overnight guest parking **REQUIRES** a temporary parking pass. This may be obtained from any HOA board member.
- The COI (Certificate of Insurance) is available to download from The Village website.
- In case of emergency call M&M, even after hours and on weekends, and follow the instructions for an emergency.

#### CALENDAR

7/4/2025  
Independence Day

7/24/2025  
Pioneer Day

Next Board Meeting  
Tuesday,  
July 15, 2025  
at 6:30 pm

If you have a need to  
attend the monthly  
HOA Board meeting,  
please contact  
Pam Mollner, President @  
801.201.6292

### THE VILLAGE HOA BOARD

#### President

Pam Mollner  
801.201.6292  
pam8home@comcast.net

#### Treasurer

Steve Behrens  
801.597.3521  
wignstyle@aol.com

#### Vice President & Architectural Control

Melissa Pennington  
801.631.3191  
melpenslc@gmail.com

#### Secretary & Newsletter

Kimberly Hansen  
909.499.6234  
kebfreed@aol.com

#### Member Advocate

Jeff Munger  
801.809.2135  
jeffbmunger@gmail.com

#### M&M Management

##### **Dave Matheson**

801.566.1411

mmdmatheson@gmail.com  
managementbymm@gmail.com

Communications with M&M regarding  
problems or requests need to be in  
writing or email format so that there is  
a paper trail of these communications.

Please notify M&M  
Management and/or Kimberly  
Hansen, if you have a new or  
changed email address.

This Newsletter is also posted on the Village website:  
thevillage-hoa.com