



Summer 2026

BOARD MEETING DATE

The Board of Directors meetings are held on the second **Thursday** of the month at 6:00 p.m. at the clubhouse next to the spa.

The next meeting will be held May 14, 2025 at 6:00 pm.

BOARD MEMBER VACANCY

Currently the Association is only operating with 4 Board Members. We are looking for volunteers to fill that 5th vacant seat!

Leslie Clawson	President
Stephan Holden	Vice President/ Secretary
Ellen Mathews	Treasurer
Carter Arnold	Director
OPEN	Director

GATE REMOTE PROGRAMMING

Vermont Villas Gate remotes can be purchased on line: Amazon - Linear 300MHz multi-code with 10 dip switches. For assistance with programming the gate remotes please contact Elite Community Management at customercare@elitemanagement.com

2025 - 2026 In Review.....

- ✓ Repainted all safety curbs/steps.
- ✓ Converted to drought resistant landscape (reducing water costs). We all do miss the grass and trees, but working on improvements.
- ✓ Obtained new pool furniture, tables/chairs, lounges, and umbrellas.
- ✓ Major repairs to old and broken irrigation (ongoing)
- ✓ Repairs to entry gates and Von's gate (ongoing as needed)
- ✓ Replacing old water heaters (as needed basis) (ongoing)

Did You Know? Report all maintenance issues to customercare@elitemanagement.com.

Please do not speak to the vendors onsite. They work on behalf of the Association and only take direction from management. Elite also tracks issues and how long it takes our vendors to address them.

Vermont Villas Top 5

1. The Board is researching possible Security features to enhance safety within our community. This includes consideration for installing 24-hour security monitoring systems that work directly with Escondido Police to keep our community safe; stay tuned for future communication



2. January 2026 Vermont Villas Homeowners Association decided to change their prior landscaping contractor. Vermont Villas welcomes Monarch Landscape to the community. Over the last year the Board of Directors has taken a very rigorous role in making sure that the community

3. Plumbing – This has been an ongoing issue for the community. The reality is that it's a \$1 million dollar project to re plumb the entire community. Right now, this is well beyond the Associations budget. We are working on long term solutions to begin cracking away at the plumbing repairs. Please note that this does not exclude the possibility of a special assessment.



4. Wood Repairs – The community has restarted their extensive wood repairs project. The last completed building was the 1000 building. The vendor is working in building order so the next one scheduled should be the 1100 building that should be completed in May 2026.



5. Budget 2026 – 2027 - Preparation for the 2026 – 2027 Budget is underway. Please come to the meeting and listen to the Board. They deliberate all items that the Association maintains.



WHATS GOING ON?

Do you want to know what is going on?

The best way to stay up to date on the comings and goings for the community is to register for the Associations website.

