

Community Reminders

A few quick reminders for our pet owners:



- **LEASH & SAFETY:** To ensure the safety of you, your furry friend, neighbors and visitors in our complex, please **KEEP YOUR DOG ON A LEASH AT ALL TIMES** while on Vermont Villa common areas (as required and stated on Page 23/24 of Vermont Villa CC&Rs). As a pet owner, you are liable for their actions and non-compliance with laws and rules and can result in fines from the HOA.
- San Diego County and city regulations require dogs to be restrained on a hand-held leash no longer than 6 feet on all common areas of private property. Owners who fail to control their dogs, may be subject to citations/fines. 
- For vendors such as landscapers, maintenance repair people, etc. lawfully on the property, please secure your pet inside as appropriate and avoid engaging with vendors (other than those you've requested service from). If you have a request, please submit an email to Elite Management at amanda@elitemanagement.com for consideration.
- **DUTY CALLS:** If your pet does its "duty", please do yours. Pick up and dispose of pet waste immediately. Pet waste can be a health hazard and failure to comply is subject to fines. Help keep our community clean and enjoyable for all residents. Poop bags are available throughout the complex.
- **WOOF-WOOF:** Dogs are valued family members and ensuring their well-being along with their neighbors is important. The Board has received complaints of dogs being left on patios and incessantly barking, which disturbs the peace and quiet of neighbors. As stated on Page 23 of the CC&Rs, pets must be kept under reasonable control at all times. No pets may be kept on the property which, in the determination of the Board, results in an unreasonable annoyance to other owners (residents).

Living in a shared community makes it necessary to keep pet noise to a minimum. If your doggy is barking excessively while outdoors, please reduce their stress and that of your neighbors, by bringing them indoors until triggers outside no longer exist.

If you see anyone not following these guidelines, we encourage you to send any information (who, what, where, when) to Elite Property Management. We will address the issue with the individual resident(s) to keep our community beautiful and respectful of all who choose to make Vermont Villas their home.

IMPORTANT CONTACT INFORMATION

HOA website: www.vermontvillas.org

Elite Community Management: (858) 485-0881

customercare@elitemanagement.com

After hours Emergency
760-740-2376

Escondido Police: (760) 839-4722 (non-emergency)

Animal Control: (760) 888-2275

Association Manager

Amanda Martinez, CMCA®

11717 Bernardo Plaza Court, Suite 215

San Diego, CA 92128

Phone: 858-485-0881

Email: amanda@elitemanagement.com

Community Reminders Continued...

Illegal Dumping

Large items such as furniture, TVs or mattresses should not be left at or near the dumpsters. Trash must be placed inside dumpsters; all large furniture, mattresses, and housewares placed outside dumpsters require board members to schedule separate collection at an increased cost to all monthly HOA dues. In 2026 the Association spent Please remind neighbors to dispose of items correctly.

- 2024 – 2025 – \$1,128
- 2025 – 2026 – To date \$925.88

While this may seem like a small amount in the scheme of things this detracts from the look of the community. This is your home. Let's do our best to make it a beautiful place to live.

Guests

Owners are responsible for the conduct of their residents and guests, and may be served notice or be fined for any violation committed by them. Residents and guests are held to the same standard of conduct as set forth herein for members

Behavior

Do not harass or accost any other owner, resident, guest, Association employee, director, officer, or committee person.

ARC REMINDERS:

- The Board of Directors must approve any installation of screen doors, patio shades or other fixtures that are to be installed on the exterior of the unit. See Architectural, section P.