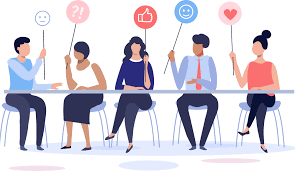
FALLBROOK VILLAS METROPOLITAN DISTRICT

WELCOME TO THE APRIL 2025 NEWSLETTER



Coming Up

S P R I N G C L E A N U P -

S A T URD A Y , M A Y 10 T H A T 8 : 0 0 A M

O U R 2 N D A NN UA L S P R I N G C L E A N U P W I L L B E M AY 1 0 AT 8 : 0 0 A M . WE W I L L M E E T AT T H E P L AYGRO UN D

PAV I L I O N A N D GO F RO M T H E R E . B R I N G A WAT E R BOT T L E A N D

GA R D E N G LOV E S. OT H E R I T E M S WE W I L L N E E D A R E RA K E S, T RASH

BAGS A N D WE E D K I L L E R . T H E M A I N

A R E AS O F F OCU S A R E T H E

P L AYGRO UN D A R E A A N D O P E N

S PACE A R E A A LO N G COMM U N I T Y BO UN DA RY TO T H E WE ST A N D T H E

A R E A A RO UN D T H E ROCK PA R K ST RU CT U R E . AS WE L L AS T H E

N O RT H COMM U N I T Y BO UN DA RY A N D T H E CE N T E R M E D I A N S O N

1 41 ST AV E . P L E AS E COM E O U T A N D

SU P PO RT YO U R COMM U N I T Y. If we need

to reschedule due to adverse weather conditions we

will plan on the following Saturday, May 17th at 8:00am.

Our Latest Project

V O L U N T E E R S N E E D E D F O R A N E W COM M I T T E E

In an effort to help save the district money and maintain a regular occurrence, we are forming a covenant enforcement committee. Once a month a routine walk- through the community to look for anything that violates the covenants. The most standard violations are things like not maintaining landscaping, trash cans left out at the alley curb, unkept fences.

We will have a form that you fill out that will be shared with management, who will then send to the homeowner. Committee members will then follow the timeline to verify infraction has been corrected.

Management will be responsible for sending out violation notices and collecting any fines. Please contact KimNichelle Rivera,

[knrivera.fallbrookvillas@gmail.com](mailto:knrivera.fallbrookvillas@gmail.com) or Rebecca at [rebecca@jsimonson.com](mailto:rebecca@jsimonson.com) for more information.

*F A L L B R O O K V I L L A S M E T R O P O L I T A N D I S T R I C T*



D I D YO U K N OW?

AS T H E WE AT H E R WA R M S U P A N D T H I N GS A R E STA RT I N G TO GROW A N D BLO O M , T H I S I S A GO O D T I M E TO R E M I N D R ESI D E N TS A BO U T YA R D M A I N T E N A N CE . I T I S T H E H O M EOWN E RS R ESPO N SI BI L I T Y TO WAT E R GRASS A N D PL A N TS AS WE L L AS M A I N TA I N WE E D CO N T RO L . I T I S A LSO T H E R ESPO N SI BI L I T Y O F T H E

H O M EOWN E RS TO M A I N TA I N T H E SH A R E D T R E E BE T WE E N F RO N T D O O RS.

PL E ASE M A K E SU R E T R E E L I M BS A N D BRA N CH ES D O N OT CAU SE H A Z A R D S OV E R SI D E WA L KS. A N D D O N ’ T F O RGE T TO CU T BACK T H E D ECO RAT I V E GRASSES O N

YO U R PRO PE RT Y. E D I O N LY D O ES T H E CO M M U N I T Y A R E AS.

I F YO U A R E PL A N N I N G TO M A K E A N Y CH A N GES TO T H E L A N D SCA PI N G I N YO U R F RO N T YA R D YO U A R E R EQ U I R E D TO F I RST SU BM I T A N A PPL I CAT I O N F O R

A PPROVA L BY T H E D ESI GN R E V I E W CO M M I T T E E . T H E F O R M CA N BE F O U N D O N O U R WE BSI T E WWW. FA L L BRO O KV I L L AS. CO M T H E CO M M I T T E E H AS 4 5 DAYS TO R E V I E W A N D A PPROV E O R D E N Y R EQ U ESTS. I T U SUA L LY D O ESN ' T TA K E T H I S

LO N G AS M O ST R EQ U ESTS A R E PR E T T Y ST RA I GH T F O RWA R D. BU T WE ASK T H AT YO U PL E ASE BE PAT I E N T.

E D I H AS BEGU N R EGU L A R SPR I N G/ SU M M E R M A I N T E N A N CE . I F YO U D O N OT WA N T YO U R F RO N T L AWN S M OWE D BY E D I , PL E ASE BE SU R E T H E R E I S A SM A L L

SI GN V I SI BLY PL ACE D I N YO U R F RO N T YA R D A N D N OT I F Y SI M O N SO N & ASSO CI AT ES SO T H E Y CA N A D D YO U TO T H E L I ST.

WE ASK F O R YO U R PAT I E N CE AS T H E SU M M E R CR E W GE TS FA M I L I A R WI T H O U R CO M M U N I T Y A N D T H E I R D U T I ES. I F YO U SE E T H I N GS L I K E F O RGOT T E N L AWN S, BRO K E N SPR I N K L E R H E A D S, E TC. PL E ASE CO N TACT SI M O N SO N & ASSO C.

PL E ASE D O N OT CO N TACT E D I D I R ECT LY.

R E M I N D E RS

PE T CA R E A N D PE T STAT I O N S

PL E ASE D O N OT U SE T H E PE T STAT I O N BI N S F O R R EGU L A R T RASH O R TO D I SPO SE O F PE T WAST E F RO M YO U R OWN YA R D. T H E Y A R E SM A L L CA N S A N D F I L L U P FAST. T H E R E A R E T RASH BI N S F O R R EGU L A R T RASH N E A R T H E PE T STAT I O N S.

PL E ASE R E M E M BE R I T I S T H E L AW T H AT PE T OWN E RS CL E A N U P PE T WAST E . T H E R E H AV E BE E N SE V E RA L R EGU L A R PO O PI L ES A RO U N D T H E CO M M U N I T Y, M A N Y R I GH T N E A R T H E PL AYGRO U N D. PL E ASE R E M E M BE R, CH I L D R E N D O N ' T JU ST PL AY O N T H E EQ U I PM E N T, T H E Y A R E RU N N I N G A N D RO L L I N G A RO U N D T H E GRASSY A R E AS,

T H ROWI N G BA L LS, E TC. PL E ASE PI CK U P A F T E R YO U R D O GS.

I F YO U H A D YO U R RO O F R E PL ACE D T H I S PAST Y E A R A N D H AV E A BU SI N ESS SI GN I N YO U R YA R D, PL E ASE TA K E T H E M D OWN A N D D I SPO SE O F T H E M .

D R I V I N G I N T H E D I ST R I CT

PL E ASE D R I V E SA F E LY A N D SLOWD OWN T H RO U GH O U R CO M M U N I T Y. T H E ST R E E TS A R E N A R ROW WI T H CA RS PA R K E D O N BOT H SI D ES. T H E R E H AV E BE E N A H A N D F U L O F V E RY N E A R M I SSES, ESPECI A L LY O N 1 41 ST AV E T U R N I N G N O RT H O N TO

H A R R I SO N ST.

E L ECTIO N S

TH E GOO D N EWS IS WITH 2 P EO P L E STE P PIN G DOWN AN D O N LY 2 R ESID E N TS

R EGISTE RIN G TO R UN FO R BOAR D POSITIO N S , WE WIL L SAVE TH O U SAN DS BY N OT HAVIN G AN O F FICIAL E L ECTIO N . WE WO UL D LIKE TO TAKE TH IS TIM E TO SAY THAN K

YO U TO BOAR D M E M B E R S RO B E RT BUL LIO N AN D TO D D G EIST FO R TH EIR TIM E AN D E F FO RTS IN S E RVIN G O UR CO M M UN ITY . AN D A BIG WE LCO M E TO KATIE LYO N S AN D CH RISTINA MATH EWS , WH O WIL L BOTH B E SWO R N IN AS O F MAY 6 , 2025 .

FO R G E N E RAL IN FO R MATIO N P L EAS E CH ECK O UT O UR WE B SITE AT

W W W . FAL L B ROO KVIL L AS . CO M . MOST IN FO R MATIO N CAN B E FO UN D TH E R E . IF YO U STIL L N E E D AS SISTAN CE , P L EAS E R EACH O UT TO SIMO N SO N & AS SOCIATES

TRAS H AN D R ECYCL E

TRAS H / R ECYCL E DAY IS EVE RY F RIDAY ( EXCE PT O N H O LIDAYS ) . P L EAS E R E M E M B E R TO O N LY P UT YO UR TRAS H CAN S O UT N O EAR LIE R THAN TH UR S DAYS AN D B RIN G

BACK IN TO GARAG E O R B E H IN D YO UR F E N CE BY TH E E N D O F F RIDAYS . S E E SO M ETH IN G / SAY SO M ETH IN G

P L EAS E H E L P U S BY R E PO RTIN G TH IN GS S UCH AS B RO KE N S P RIN KL E R H EADS , WATE R L EAKS , COVE NAN T VIO L ATIO N S , DIS R UPTIVE / DAN G E RO U S ACTIVITY IN TH E CO M M UN ITY . TH E SOO N E R MANAG E M E N T KN OWS ABO UT AN IS S UE , TH E SOO N E R IT

CAN B E AD D R ES S E D AN D CO R R ECTE D .