

# FALLBROOK VILLAS METROPOLITAN DISTRICT

## WELCOME TO THE APRIL 2025 NEWSLETTER



### Coming Up

**SPRING CLEANUP -  
SATURDAY, MAY 10<sup>TH</sup> AT  
8:00AM**

OUR 2ND ANNUAL SPRING CLEAN UP WILL BE MAY 10 AT 8:00AM. WE WILL MEET AT THE PLAYGROUND PAVILION AND GO FROM THERE. BRING A WATER BOTTLE AND GARDEN GLOVES. OTHER ITEMS WE WILL NEED ARE RAKES, TRASH BAGS AND WEED KILLER. THE MAIN AREAS OF FOCUS ARE THE PLAYGROUND AREA AND OPEN SPACE AREA ALONG COMMUNITY BOUNDARY TO THE WEST AND THE AREA AROUND THE ROCK PARK STRUCTURE. AS WELL AS THE NORTH COMMUNITY BOUNDARY AND THE CENTER MEDIANS ON 141ST AVE. PLEASE COME OUT AND SUPPORT YOUR COMMUNITY. *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

**VOLUNTEERS NEEDED FOR A  
NEW COMMITTEE**

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@jsimonsen.com](mailto:rebecca@jsimonsen.com) for more information.



### DID YOU KNOW?

AS THE WEATHER WARMS UP AND THINGS ARE STARTING TO GROW AND BLOOM, THIS IS A GOOD TIME TO REMIND RESIDENTS ABOUT YARD MAINTENANCE. IT IS THE HOMEOWNERS RESPONSIBILITY TO WATER GRASS AND PLANTS AS WELL AS MAINTAIN WEED CONTROL. IT IS ALSO THE RESPONSIBILITY OF THE HOMEOWNERS TO MAINTAIN THE SHARED TREE BETWEEN FRONT DOORS. PLEASE MAKE SURE TREE LIMBS AND BRANCHES DO NOT CAUSE HAZARDS OVER SIDEWALKS. AND DON'T FORGET TO CUT BACK THE DECORATIVE GRASSES ON YOUR PROPERTY. EDI ONLY DOES THE COMMUNITY AREAS.

IF YOU ARE PLANNING TO MAKE ANY CHANGES TO THE LANDSCAPING IN YOUR FRONT YARD YOU ARE REQUIRED TO FIRST SUBMIT AN APPLICATION FOR APPROVAL BY THE DESIGN REVIEW COMMITTEE. THE FORM CAN BE FOUND ON OUR WEBSITE [WWW.FALLBROOKVILLAS.COM](http://WWW.FALLBROOKVILLAS.COM) THE COMMITTEE HAS 45 DAYS TO REVIEW AND APPROVE OR DENY REQUESTS. IT USUALLY DOESN'T TAKE THIS LONG AS MOST REQUESTS ARE PRETTY STRAIGHT FORWARD. BUT WE ASK THAT YOU PLEASE BE PATIENT.

EDI HAS BEGUN REGULAR SPRING/SUMMER MAINTENANCE. IF YOU DO NOT WANT YOUR FRONT LAWNS MOWED BY EDI, PLEASE BE SURE THERE IS A SMALL SIGN VISIBLY PLACED IN YOUR FRONT YARD AND NOTIFY SIMONSON & ASSOCIATES SO THEY CAN ADD YOU TO THE LIST.

WE ASK FOR YOUR PATIENCE AS THE SUMMER CREW GETS FAMILIAR WITH OUR COMMUNITY AND THEIR DUTIES. IF YOU SEE THINGS LIKE FORGOTTEN LAWNS, BROKEN SPRINKLER HEADS, ETC. PLEASE CONTACT SIMONSON & ASSOC. PLEASE DO NOT CONTACT EDI DIRECTLY.



## REMINDERS

### PET CARE AND PET STATIONS

PLEASE DO NOT USE THE PET STATION BINS FOR REGULAR TRASH OR TO DISPOSE OF PET WASTE FROM YOUR OWN YARD. THEY ARE SMALL CANS AND FILL UP FAST.

THERE ARE TRASH BINS FOR REGULAR TRASH NEAR THE PET STATIONS.

PLEASE REMEMBER IT IS THE LAW THAT PET OWNERS CLEAN UP PET WASTE. THERE HAVE BEEN SEVERAL REGULAR POO PILES AROUND THE COMMUNITY, MANY RIGHT NEAR THE PLAYGROUND. PLEASE REMEMBER, CHILDREN DON'T JUST PLAY ON THE EQUIPMENT, THEY ARE RUNNING AND ROLLING AROUND THE GRASSY AREAS, THROWING BALLS, ETC. PLEASE PICK UP AFTER YOUR DOGS.

IF YOU HAD YOUR ROOF REPLACED THIS PAST YEAR AND HAVE A BUSINESS SIGN IN YOUR YARD, PLEASE TAKE THEM DOWN AND DISPOSE OF THEM.

### DRIVING IN THE DISTRICT

PLEASE DRIVE SAFELY AND SLOWDOWN THROUGH OUR COMMUNITY. THE STREETS ARE NARROW WITH CARS PARKED ON BOTH SIDES. THERE HAVE BEEN A HANDFUL OF VERY NEAR MISSES, ESPECIALLY ON 141ST AVE TURNING NORTH ON TO HARRISON ST.

## ELECTIONS

THE GOOD NEWS IS WITH 2 PEOPLE STEPPING DOWN AND ONLY 2 RESIDENTS REGISTERING TO RUN FOR BOARD POSITIONS, WE WILL SAVE THOUSANDS BY NOT HAVING AN OFFICIAL ELECTION. WE WOULD LIKE TO TAKE THIS TIME TO SAY THANK YOU TO BOARD MEMBERS ROBERT BULLION AND TODD GEIST FOR THEIR TIME AND EFFORTS IN SERVING OUR COMMUNITY. AND A BIG WELCOME TO KATIE LYONS AND CHRISTINA MATHEWS, WHO WILL BOTH BE SWORN IN AS OF MAY 6, 2025.

FOR GENERAL INFORMATION PLEASE CHECK OUT OUR WEBSITE AT [WWW.FALLBROOKVILLAS.COM](http://WWW.FALLBROOKVILLAS.COM). MOST INFORMATION CAN BE FOUND THERE. IF YOU STILL NEED ASSISTANCE, PLEASE REACH OUT TO SIMONSON & ASSOCIATES

## TRASH AND RECYCLE

TRASH/RECYCLE DAY IS EVERY FRIDAY (EXCEPT ON HOLIDAYS). PLEASE REMEMBER TO ONLY PUT YOUR TRASH CANS OUT NO EARLIER THAN THURSDAYS AND BRING BACK IN TO GARAGE OR BEHIND YOUR FENCE BY THE END OF FRIDAYS.

SEE SOMETHING/SAY SOMETHING

PLEASE HELP US BY REPORTING THINGS SUCH AS BROKEN SPRINKLER HEADS, WATER LEAKS, COVENANT VIOLATIONS , DISRUPTIVE/DANGEROUS ACTIVITY IN THE COMMUNITY. THE SOONER MANAGEMENT KNOWS ABOUT AN ISSUE, THE SOONER IT CAN BE ADDRESSED AND CORRECTED.