

## A Letter from the President – July 2025

Hi fellow Mira Verde Homeowners . . .

I'm Mike Rounds, your new Mira Verde Board President, and I'd like to update you with the "goin's on" in our community.

First, your condominium in Mira Verde is a great investment and we're working to keep it that way. The complex has an estimated property value of over \$400 million dollars. The appreciation rate where we are located, **averaged an 8.62%** increase each year over the last 32 years so according to the latest survey list, **we live in one of the most affluent areas in California.**



Just so that you understand what your Board of Directors is tasked with reviewing and maintaining to keep us at the top of the list, here's a brief overview of Mira Verde HOA.

- We've been around since 1973
- We have 275 individual condominiums
- We have over 600 residents
- We have 27 acres of property
- We have approximately 5 miles of private roads
- We have over 228 streetlights that are owned and maintained by SCE
- We have a business office, maintenance facility, clubhouse, two guard shacks, two pools, a Jacuzzi®, tennis and pickleball courts, barbecue grills, and over a dozen *Pocket Parks* where you can sit and relax, plus 24/7 security.
- We have a seven-person Board of Directors that is responsible for reviewing and managing everything that's going on within the complex.
- We have an on-site property manager, the BEST HOA Management team in California, a lawyer who specializes in HOA law, a full-time maintenance team and a landscape company that makes our grounds rival the Palace of Versailles.



Mira Verde Pocket Park

### Mira Verde Management

Last October, we lost our long-time onsite manager, Ben Parker. *(His memorial plaque is located at the Mini Park at the end of Ridgethorne.)*

The position has been filled on a temporary basis by Nancy Miller who has completely updated the office, files, databases, documentation, and homeowner interaction. ***Be sure to drop by and say hello.***

To make sure that Mira Verde is well managed and reliably serves the needs of all the residents, we've changed HOA Management firms.

HOA Organizers, Inc., our new HOA Management firm, are rated as **one of the best in California** and bring with it much-needed changes to service our needs including:

- Rapid and complete response to homeowners' inquiries and concerns.
- 24/7 automated response to inquiries and concerns.
- Automated accounting, project management, and 24/7 AI homeowner inquiries.
- Credit card payment capabilities for things like gate cards, remotes, parking fines, etc.
- New legal counsel with years of HOA specific experience.
- Janet Ulrich, Senior Community Service Manager, CMCA, AMS, PCAM, is our new customer representative and is credentialed in HOA interface and experienced in addressing both homeowner and board concerns.

### **Please excuse our dust!**

- It's obvious that we're getting a new coat of paint.
- What's not so obvious is that we're also repairing and replacing wood elements that have deteriorated over the years to bring the structural and weather resistance of the complex back to where it was when it was built 50 years ago plus, we're replacing the outside light fixtures for both esthetic and practical reasons.
- We're inspecting and remediating any termite damage so that your unit is *critter free* and addressing rat and gopher problems too.
- *We're also grinding down concrete* in areas where shifting landscape and root growth have caused an uneven surface that can cause you to trip.



### **“The State of California says . . .”**

- SB 326, a law passed in 2019, requires HOAs to conduct regular inspections of balconies and other elevated elements to ensure safety.

- Last year, by State mandate, we had all our balconies inspected for safety and found that several have been affected by time and weather conditions.
- All the balconies that were marked as “unsafe” and needing repair, are being taken care of as fast as we can get to them so that all balconies within the Mira Verde complex are safe and sound.

### **Smokey the Bear Says . . .**



After the Palisades fires, we decided to make our complex as “fire-safe” as possible.

We have installed emergency fire extinguishers on both sides of our complex on the light poles for ready access in the event of small fires that might grow into large ones and destroy our community.

*They are also rated for extinguishing the Lithium-Ion Batteries used in electric and hybrid vehicles.*

The extinguishers are being “safety checked” monthly by our maintenance personnel and daily by our security personnel to ensure that they have **NOT** been tampered with or removed.

### **Brush Clearance Regulations in (VHFHSZ):**

Following the Palisades fire, many areas in Palos Verdes, including those within the 90275 ZIP code, have been designated as *Very High Fire Hazard Severity Zones*.

Consequently, we’re legally required to maintain our property and adhere to specific brush clearance regulations for fire safety.

This compromises some of the most beautiful shrubbery and landscaping in Palos Verdes, but neither we, nor you, can get a renewal of any fire insurance, and if you’re selling your unit, it will **NOT** clear escrow if the fire marshal doesn’t approve the easement clearance regulations.

### **Your Security Is Our Concern**

We’ve added 24/7 security cameras and recording devices to all entry gates to monitor violations, accidents, and incidents involving multiple or unauthorized entry to the complex.

We're also upgrading our guidelines for our security personnel to bring them into compliance with the latest state regulations.

### **Humpty Dumpty would be proud to sit here**

If you look at the concrete walls around the complex, you'll notice that the crumbling brickwork has been repaired and repainted (or will be painted). This prevents the landscape from sliding down onto the sidewalks and streets.

We're repairing and replacing the wrought iron fencing throughout the complex and adding handrails to the stairs that have four or more steps for safety.

In September, we'll be replacing the wrought iron fencing around the pools with white vinyl fencing, solar lighting, and adding a second gate to the West side pool.

We'll also be changing the locking mechanism to ones that open with a key from the outside and freely, without the need for a key, on the inside, making them safe and OSHA legally compliant.

### **Updating our Connectivity – Welcome to the 2<sup>nd</sup> Quarter of the 21<sup>st</sup> Century**



Fifty years ago, when Mira Verde was built, we all had analog TV sets, dial telephones, and nobody had even heard of WI-FI, cell phones, or the internet. Our needs have changed dramatically so in response to current needs the board is currently investigating adding high-speed internet access (*1 gigabyte up and down*) to our television service.

Although it will add about \$30 bucks to the monthly HOA fees, it will eliminate the need for individual homeowners and residents to contract with a separate service for internet access which costs anywhere from \$30 to \$180 per month and provide lesser services. (*That's a HUGE service upgrade plus cost savings!*)

### **Updating Our Governing Documents**

Our existing governing documents, *CC&Rs, By-Laws, Rules and Regulations (The ones you agreed to when you moved in)* are at least 50 years old and probably contain elements that are over 75 years old because these tend to be "*Legacy documents.*"

We've just completed a detailed audit of these governing documents and found them to be both out of step with the current environment and the needs of Mira Verde residents plus, the state laws governing condominiums have been changed in areas that directly affect us.

Some of the areas that must be addressed include:

- Removal of restrictions on operating a home-based business
- Limit of one pet per household
- Fines for traffic and parking violations
- Electric vehicle charging restrictions
- Redefining of provided bulk television and telephone services



We are having our HOA attorney revise and restate these documents to bring us into compliance with both the state laws, as they currently exist, and to more accurately reflect the specific wants and needs of the Mira Verde community.

Once completed and approved by the Board, they will be sent to all the Mira Verde homeowners for a vote to upgrade them

**We welcome your input.**

The three steps to solving a problem are:

1. Know and admit that a problem exists.
2. Develop a solution to the problem.
3. Correct the problem.

We, *the Board*, need for **you** to tell us what's wrong in Mira Verde so we can fix it. Please feel free to bring your concerns to our attention so that we can address them.

**Have a great day in Mira Verde!**