

A Message from the Mike Rounds, Mira Verde HOA Board President - August 2025



First and Foremost, A Heartfelt Thank You to Our Past President, Al Berger



For the past 20 years, Al Berger has served as the president of the Mira Verde board of directors.

Now, after his lengthy term of office, Al has decided to let others pick up the mantle of responsibility that he wore so well for all of us.

Al has been more than outstanding as our president.

He has seen us through everything needed to keep Mira Verde running smoothly including maintaining his presidential responsibilities remotely when his job required him to move out of state and through the Covid lockdown.

He unfailingly managed numerous challenges, including managing his time, resolving conflicts, handling financial responsibilities, and ensuring legal compliance while dealing with unrealistic expectations and maintaining community standards.

He has successfully navigated diverse resident interests and maintained transparency in decision-making.

We now thank Al wholeheartedly for his devotion to the Mira Verde community, its' residents, and acknowledge that we would not be where we are today without his guidance and perseverance on behalf of the community.

We wish him every success in his personal endeavors and again thank him openly for his outstanding contributions to Mira Verde.

Where Does My Money Go?

The most common complaint that the board hears is:

“All you do is increase my HOA regular monthly assessment and I never get anything for it!”

According to a recent HOA management seminar, this is the most common complaint among all HOA's because the bulk of



the people in a HOA governed community **never review** just what the governing board is doing with their money.



As a Mira Verde homeowner, you receive an annual financial statement the lists **EVERY PENNY** that is collected and where it goes.

However, unless you are an accountant, you probably find these statements to be dull and boring, like watching paint dry, so here's a quick overview of what we do with the money we collect.

The Mira Verde board uses the monthly HOA regular monthly assessments for things we need to keep Mira Verde beautiful, safe, and functioning like:

- Insurance (Earthquake, fire, etc.)
- Street paving, resurfacing, and repairs
- 24/7 Security
- Trash removal services
- Common area water and electrical charges
- Common area repair and maintenance costs
- Television and internet access
- Pool cleaning and maintenance
- Exterior maintenance on your unit
- Termite and rodent infestation remediation
- Painting your unit
- Wood and stucco repair on your unit
- New roofing when needed
- Landscaping and maintenance for the entire 27- acre complex
- And about a bazillion other minor things as needed



Why do my regular monthly assessments keep going up?



There are four (4) primary reasons:

1. **The first is inflation.** Like it or not, everything we utilize and consume to keep Mira Verde lookin' good and running like it should have increased in price. *(Have you looked at your grocery bill lately?)*
2. **The second is aging.** Mira Verde is getting older, "stuff" is wearing out, and it needs replacement or repair, all which costs money.

3. **The third is scarcity and the related cost of materials.** Covid severely impacted the supply chain for building and repairing materials and as a result, we still have severe shortages of necessary components, and the price has gone up proportionally.
4. **The fourth is tariffs.** Since we live in, and depend on global interchange of goods and services, the current administration's tariffs are impacting and increasing the cost of the goods we need to maintain the Mira Verde complex.

We finally Have Lights!

After years of working with SCE, we finally have all our streetlights in working order.

To keep them that way, we need your help. If you see a streetlight that is intermittent or not working, look at the serial number tag (*see photo*) at report it to the office so we can have SCE come out and repair it.



If the new LED light is too bright and shines in unwanted places in your unit, please contact the office with the serial number and location and we'll have our maintenance staff add a "skirt" to shield the light's unwanted path.

A Web of Our Own



Mira Verde finally has its own web site.

Thanks to a resident volunteer, Helen Huang, (HuangJHelen@gmail.com.) we now have our own exclusive web site that provides lots of useful information for homeowners, tenants, prospective buyers, and potential vendors. (*check it out – it has lots of good stuff on it!*)

Located at www.MiraVerdeHOA.com, our site contains information about the board, guidelines for different areas of concern like remodeling, parking regulations, signup sheets, clubhouse applications, contact information, vendor recommendations, and just about everything you might need to know from the convenience of your smartphone or computer.

If there is something that you would like to see included on the site, please contact the Mira Verde office with your input and we'll see about getting it included.

Your existing electrical panel may prevent you from renewing your insurance

At a recent HOA Management seminar, we learned that Mira Verde, along with many other condominium complexes, was built using a Federal Pacific breaker box for electrical connections.

Underwriters Laboratories has concluded that Federal Pacific “cheated” on their safety certification, and the boxes are NOT currently properly safety rated.

If you are selling your unit OR if your insurance company inspects your unit prior to renewal and finds that you’re still using a Federal Pacific breaker box, they will **NOT** renew your insurance.

The responsibility for replacement lies with the homeowner so we’ve investigated a bulk rate for replacement within Mira Verde.

The board has investigated the replacement costs and has located a firm that we recommend and who is discounting the work based on volume.

Their contact info is as follows:

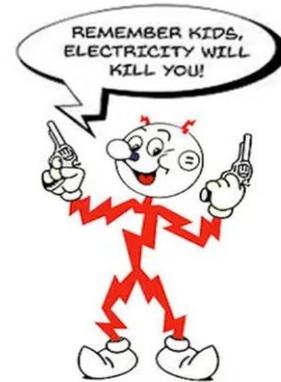
**Watts Up Electric
Punit Menta
909-521-8222**

The quoted cost and timing for replacing the obsolete circuit breaker panels within the Mira Verde complex is **\$2,500** including labor, materials, city permits and inspections.

Replacing the breaker box in your unit should take 2 days - 1 day for the bulk of the work including replacing the panel and 1 day for patching, labeling circuits, inspection, etc.

We have also discovered that the electrical Panel cabinets at the ends of the units that due to aging may have problems as well, and we’re conducting an inspection to see what repairs are necessary.

Is my phone out to get me?



Forest fires are not the only thing that's threatening to consume us by fire – your smart phone is secretly lying in wait for you too.

Your smart phone has a lithium-ion battery, just like your electric or hybrid vehicle, and just like your car, your phone can catch fire too. Here's some videos that demonstrate what can happen to your phone.

- <https://www.youtube.com/watch?v=Vx9jfJB60io>
- <https://www.youtube.com/watch?v=iKcsRbqmLtY>
- <https://www.youtube.com/shorts/ZGcot5Kgoek>



The answer is to keep yourself safe with a small fire extinguisher rated for lithium-ion battery fires in your garage, in your car, and wherever you use and/or store your phone.

The current recommendation for the location of fire extinguishers in the home are kitchen, garage, and all bedrooms.

Amazon sells two (2) packs for less than \$20 bucks that are rated for kitchen and lithium-ion fires. (<https://tinyurl.com/mry39f7b>)

Our Buildings Aren't All That's Getting Older!

We have been talking to our residents, and it's apparent that several of us are getting older and may need some help with physical activities like putting out the trash after 6 pm, lifting items, bringing in groceries, garage door lifting during a power outage, etc.

- The Mira Verde office staff are addressing these needs by creating and maintaining a log of the residents who need assistance and what assistance they need.
- The staff is also maintaining a volunteer list of residents who are willing to help either for free or for a fee.



Please contact Nancy at the Mira Verde office if you need assistance or would like to volunteer or register your needs for assistance. (310) 377-0603.

Charge!

It's not just your credit card that's being charged.

You're probably noticed that we have an ever-increasing number of electric and hybrid vehicles in our community that require electric charging.



The preferred place to charge your car is inside your garage BUT it's **OK** to charge it on your parking pad.

However, you may **NOT** leave the charging cables outside on the pad after you finish charging, the charging system **MUST** be UL approved and rated for outdoor usage plus the charging cables must

NOT present a trip hazard and must **NOT** extend off your personal driveway into the common areas or neighbor's parking pad or interfere with landscaping and other maintenance operations.

For safety and fire protection, have your charger mounted/installed by a qualified electrician so it doesn't create a fire or shock hazard.

The city of RPV requires permits for EV charging station and panel upgrades/changeouts.

Here is the language from their website: a permit is required for *"New, expanded, or replaced electrical, mechanical, plumbing items"*. And they show a line-item charge of \$92 for permits for *"EV Charging Station"*.

Forget about Pay Per View, what about “Pay Per Charge” Charging stations for Electric Vehicles?

We've been asked about converting some of our guest parking spaces to “Pay Per Charge” stations.

Currently, we are **NOT** planning on installing them for three reasons:

1. Since all residents can install their own charging system in their garage or on their parking pad, there is no real reason for a “Pay Per Charge” system other than for guests to recharge their vehicles while visiting Mira Verde.



2. Expense and return on investment – these stations are *pricy* (Over \$10 k each) and with no guarantee of usage, it's not a viable option
3. Loss of much needed parking space. We are constantly in need of more, NOT LESS, guests and homeowner parking, and designating some of these spaces for charging stations doesn't make sense currently.



And now fellow homeowners, the big issue - questions about the new TV/Internet system.

Following our recent survey (*The results were positive for making the changes*), several questions were raised about what we're doing and what's going to be involved.

To address all these questions, we've created a detailed explanation in a separate report that will be sent to you in a few days.

This report should address all the questions and worries about the new system but if you have any additional concerns, please feel free to contact the office and we'll do our best to address them as well.

Life in a HOA! (and a laugh)

Here's a bunch of HOA members (*not ours thankfully!*) who need to get a life. Enjoy the irony!



<https://www.youtube.com/watch?v=mnmo5PuEo2E&t=512s>

<https://www.youtube.com/watch?v=gKxMr91lJdI>

