

A Message from the Mike Rounds,

Mira Verde HOA Board President – November 2025



Ya Gotta Have a Manager - Following the demise of Ben Parker, our longtime on-site manager, MiraVerde was left without anyone to oversee and direct the daily activities of the association,

While several people offered their services for a fee, it was determined that none of them were experienced or qualified for the paid position.

It was then that Nancy Miller, a long-time resident, successful entrepreneurial business owner, and professional organizer volunteered to assume the position, at no cost, for one year to get everything under control.

During this year, she has successfully reorganized the office, both physically and operationally, cleaned up and reorganized the security guard stations, the maintenance shed compound, arranged for updated scheduling and monitoring of all events in the MiraVerde complex, coordinated both new and ongoing projects, extended a helping hand and lent a concerned ear to everyone with a concern or complaint, and generally endowed MiraVerde with a sense of community.

She has personally created, printed, and delivered notices, decals, memos, to every unit in the complex, physically checked every streetlight and delivered reports for SCE to use in repairing and maintaining our streetlights.

She has worked tirelessly with our security guards to issue and enforce parking regulations within the complex and has initiated new signage throughout the complex to help curb traffic violations and created/updated a composite database of the residents, their contact information, vehicle registration, and any other pertinent information, that might be needed for the successful operation and maintenance of the complex.

She has coordinated the ongoing efforts of our on-site maintenance personnel and our contract landscaping firm to make sure that both the operational and the aesthetic element of the complex are maintained quickly and efficiently.

She has reviewed, revised, cancelled, and renegotiated obsolete functions that the association has been paying for like a FAX line that has not been used for years, and incorrect phone line services for our gate phone system.

She has established monitoring protocols for services like rodent control to make sure that the services are being provided as opposed to just billing us for services that were not being performed.

Under her supervision and guidance, we now have a smooth-running organization that can be managed by a new on-site manager with minimal oversight and monitoring.

Please join me in extending a BIG vote of thanks to Nancy for her hard work and dedication to making MiraVerde the outstanding community that we are today.



Security - Security is an essential part of the MiraVerde community and in keeping with our increased needs, we have hired a **new security company** following requests from the homeowners to maintain the safety of the complex.

Please be aware that ALL rules and regulations specified in our governing documents will be enforced and all violations will be cited accordingly by the new company.

There are several previously established areas the new firm will be monitoring and enforcing that are essential to the security and well-being of the entire complex.

The list of things that they will be monitoring and enforcing consistently is extensive but here is a brief overview of what is being implemented right now. The new firm will:

- Enforce rules consistently with documented evidence
- Maintain parking enforcement that is consistent and searchable
- Document every action documented in *Silvertrac*® with photos, GPS, and officer ID
- Enter every patrol, checkpoint, incident, and task with GPS, photos, and timestamps
- Enforce policies regarding parking including
 - Two resident decal types are issued: blue decals authorize parking in assigned garages and driveway, while red decal designates parking in open residential parking spaces
 - Guest parking passes valid for up to two weeks
 - No parking in fire lanes, red curbs, or without valid authorization
 - Visitor and vendor handling:
 - Visitors and vendors gain entry only through the call box and resident approval
 - If a code fails or the resident cannot be reached, guards will attempt to contact the resident directly before granting entry
 - Reinforce compliance with Homeowners Association access rules and document any issues in *Silvertrac*®.

Bonus features –the new security company will also help whenever they can. Here are a couple of great new services that have been added:

1. **Vacation Checks:** Upon resident request, guards will perform scheduled exterior and perimeter inspections when residents are out of town. This includes photographing the front door and windows, inspecting the backyard, checking for signs of forced entry, and reporting through *Silvertrac*®.
2. **Physical assistance** – Guards, upon request, may also assist with simple tasks such as placing trash bins for collection and relocating potted plants if directed by the Homeowners Association

Street signs – Late In the first half of 2026, we're going to be installing actual street signs on poles complete with the MiraVerde logo.



They will be green and white and will make navigating the complex a lot easier, especially for visitors and delivery personnel



Security Access – With the installation of the new vinyl fencing for the pool areas comes new locks. Here’s the status:

- The pool keys that you were previously issued will continue to work properly for the **pool areas ONLY**.
- You now only need a key to **enter** the pool areas. Simply turn the handle once you’re inside to exit.
- We have added a second keyed entry gate for the west side pool by the corner of the restroom/jacuzzi building
- The courts have been re-keyed and will be open for usage from 8:00 AM though 10:00 PM. Reservations and signups are required with the duty security officer to obtain the keys.
- For added security, a lock has been added to the front gate on Ridgeway leading to the clubhouse and will be open from 8:00 AM until 10:00 PM and locked the rest of the time.
- The jacuzzi has been re-keyed and will be open for usage from 8:00 AM though 10:00 PM. Reservations and signups are required with the duty security officer to obtain the keys.
- The clubhouse is available seven days a week for private events from 8:00 AM though 10:00 PM. Reservations, security deposits, and signups are required with the duty security officer to obtain the keys.



Water Pressure Alert! - A few years ago, a new water pump system was installed on Crenshaw Blvd to pump the water up the hill to serve the growing population. This is when the water pressure increased significantly.

Due to the hilly terrain, the main line water pressure in MiraVerde is around 110-120 psi. However, the recommended water pressure in the homes is 60-80 psi so your interior pipes don’t develop pressure leaks.

This problem was made aware to us when a resident had to re-pipe their home due to pin hole leaks that started to occur. When the water pressure in one of our homes was checked, it was 120 psi. After installing a pressure valve, it’s now set to 70 psi.

The responsibility for installing and maintaining this valve is the responsibility of each individual homeowner so to help you out, we’ve been gathering a bulk quote to install the pressure valves.

Remember that MiraVerde is over 50 years old and the plumbing is due to cause problems. Even though this is a recommended upgrade; it is the homeowner’s responsibility to choose to participate. *(Hint-the valve is much cheaper than calling a plumber to fix leaks 🛠️🔧)*

The Board has done research and the current recommendation for this service is:

Hillside Plumbing: (310-375-9650)

1” Water Pressure Regulators for individual homeowners

\$750.00 or

Victor and Sons: (310-290-5200)

Pressure Regulator includes a pressure relief valve and a new spigot valve

If the existing ball valves or gate valves are found to be inoperative during installation, a new ball valve will also be installed as part of the service.

\$895.00

Option 1 - The Moen "Flo" Leak Detection System

This system is designed to monitor and automatically shut off the main water supply in the event of a leak, helping prevent costly water damage.

An insurance compliance letter is issued directly by Moen upon installation, which can be submitted to your homeowner's insurance provider for policy updates or renewal verification. Many California insurance companies now require the installation of an approved leak detection device to renew or maintain coverage. V.A.S. Drain Solutions is an approved and certified installer for Moen Leak Detection Systems.

\$795.00

Option 2 - Install a ¾-inch earthquake gas shut-off valve

This safety device automatically shuts off the gas supply in the event of significant seismic activity, helping to prevent gas leaks and potential fire hazards. Many California insurance companies are now requiring homeowners to install an earthquake shut-off valve as part of their insurance renewal process to comply with insurance and safety regulations.

\$795.00

Notes:

- 1. Victor & Sons includes a spigot valve along with pressure valve to comply with code*
- 2. These prices are based on single homeowner installations, no bulk pricing*
- 3. Victor & Sons are approved to install Moen Leak detector and Gas shut off and will provide Installation Certificate for Insurance.*

P.S. The HOA has already installed appropriate valves for all our common area water lines after we developed a series of leaks.

Welding – We have finally located and contracted with a reliable welder to repair our metal fencing and railings. *(This ain't as easy as you might think. These guys are in short supply and we're a long way off the beaten track)!*



If you see any exterior metal work (*fences, railings, etc.*) that is still in need of repair, please let the office know the specifics so we can get it taken care of immediately.



Painting - The painting continues at the rate of one block of units per month. Please pay close attention to the painting notices so you can clear your plants, statues, etc from the porches and patios prior to the painting and keep them free from any paint overspray.

You'll also notice that many of the units require the replacement of the wood siding. This is due to weather deterioration and is a necessary measure to stop future leakage and deterioration of both the external appearance and the internal structure.

Please note that because of the nature of the paint, that it's going to remain a little bit sticky for a while the material sets up and hardens to a 15-year warranty finish.

If you need assistance in moving or relocating plants, pots or other items that might be damaged from the overspray of the painting process, please contact the MiraVerde office and we'll see if we can get you some help.

Fiber Optics TV/Internet – The new internet/Direct TV project is now underway. Smartaira is completing their site survey work to determine where to make entry into your unit without disturbing any internal structures and doing any damage to walls, ceilings, and floors.



Completion of all work is tentatively scheduled to be complete by the end of **the first quarter of 2026.**

As soon as the installation schedule is available, we will inform all residents when they can expect to have their system installed and tested.

At that time, you will be given instructions on how to activate and use your new system.

If you have any technical difficulties, *Smartaira*® will supply a technician to assist you with the setup and operation of the system.

Please cooperate with the installation teams as they gain entry to survey where to install the new fibre optic system in your unit.



Stop paying Extra for TV services – We have just recently learned that there are several residents who are double paying for their Direct TV services because they were never informed that all the basic channels and functions are included with the monthly HOA fees.

Unless you have contracted with Smartaira, our current TV supplier, for **additional premium channels**, please call then at **310-974-8776** and have the extra charges removed from your billing as well as technical support.

Termites – To help ensure that we are staying ahead of the termite problem, we are inspecting 100% of all the units in MiraVerde and will be either performing local measures to destroy the infestation or scheduling your unit for tenting if we find that local remediation will not be effective.



Following this planned procedure, we will be inspecting and tenting all units on a regular annual rotating basis.

How Come we're not allowed to have potted plants on the sidewalks or stairs? Because it's a health and safety hazard! (Section 5.4 MiraVerde Rules and Regulations)

Federal laws (OSHA) says that a sidewalk used as an exit route must be kept continuously free of obstructions, and any hazards like plants or stored items must be removed and the pathway remain clear and unobstructed.



Put 'em on your porch or balcony or be prepared to be cited!

