

## **A Message from Mike Rounds,**

### **MiraVerde HOA Board President – October 2025**



#### **A Tribute to Pat Zaleski**



For over 20 years, Pat Zaleski, a long-time board member, has chaired the landscape committee and together with our landscaping services, has defined and shaped the Mira Verde complex into one of the most beautiful areas on the Palos Verdes Peninsula.

Innumerable comments about the beauty and spectacular landscape of MiraVerde stand as a living testament to her concern and for making MiraVerde a beautiful and dramatic outdoor space using varied plants, textures, and colors.

This doesn't happen by accident – Pat uses a combination of design, implementation, and constant care and concern for the landscaping of our complex which encompasses over 27 acres of land that is dotted with a variety of trees, shrubs, flowers, and plants that are both decorative and practical.

#### **It's not just decorative – it's added value to your property.**

Landscaping plays a major role when it comes to increasing the value of your home or business. In a recent study, researchers found that the perceived value of real estate property increased by 11 percent when small investments in landscaping were made.

Plants and landscaping add value to a property by increasing curb appeal, creating functional outdoor spaces, enhancing aesthetics and privacy.

Pat's background in landscape aesthetics derives from her artistic talent. She is an accomplished painter whose home is filled with a variety of her work as well as world famous painters and her talent makes it hard to differentiate her work from the acknowledged master's works which demonstrates her skill in the art world.

She has taught painting classes and currently offers classes to both kids and adults in the Mira Verde Clubhouse ( *be sure to check out the inside murals which her son is*



responsible for) to both kids and adults on how to paint decorative rocks to add to your home and garden.

**Please join me in thanking Pat for sharing her time and talents with Mira Verde.**



**Mira Verde's New Look** You probably noticed the new letterhead at the top of this message. For the first time in 50 years, MiraVerde now has an official logo and letterhead that will soon appear on all our official documents and signage.

### **It Ain't Over 'Till It's Over - Ongoing Projects**

- **Welding** – We've contracted with an outside firm to repair and/or replace all the rusted-out metal railings in the entire complex. This will continue for about 60 days, and we can repair future problems with our in-house staff.
- **Painting** - The painting and wood replacement for the entire complex is fully underway. The painting crew will be working in the complex for the next 24 – 48 months so that every unit has its deteriorated wood replaced, and a fresh coat of 15-year primer and paint has been applied.



**Mira Verde vs Termites** - MiraVerde is in the middle of "*termite country*" and no matter what we say or do, we're going to be attacked by these little critters **forever**.

There's an adage that says, "*Prescription without diagnosis is malpractice*" and although it has been applied primarily to the medical field, it holds equal weight for anything that is malfunctioning and needs to be repaired.

MiraVerde is no different in that we need an accurate "diagnosis" of our termite problems before we spend a lot of time and money on remediation efforts that may or may not be effective and necessary.

### **Here's how we're addressing the situation:**

- Continuing with the current scheduling/treatment for units that need immediate attention.
- We're investigating conducting an examination and report on **every unit in MiraVerde**, both interior and exterior, so we can make an informed decision about what needs to be done and plan/budget for it.
- Continuing to address and tackle the units that are in immediate need of either localized treatments or full tenting.
- Developing a comprehensive plan for the tenting of the entire community excluding only those units that have been recently tented.
- Developing and implementing a plan of regular inspections and remediations to help ensure that we are keeping up with the termite infestation that we know is going to occur.

**Consider this – YES, it’s a major investment but it’s now time to focus on the value of our community.**



**A New Look for MiraVerde** – The new white vinyl fencing surrounding the pool area has been installed giving us a fresh new look when you enter the complex. We also have new waiting benches, and the entry walls and signage have been repainted to match this new clean, white look.



We plan to eventually replace all the wrought iron railings in the complex with vinyl that will resist rust and corrosion for 15 years minimum.

**Balcony Repairs** – Following the extensive examination of the entire complex last year as required by state bill AB-239, we now have a complete and accurate report on the condition of all the balconies in MiraVerde and are addressing the problems as required by SB326 as “rapidly as we can.”



The five units that were **“Red Lined”** (*unsafe for any/all usage*) are being repaired by certified, licensed sub-contractors who will obtain both permits and final inspections by the city to ensure that they are safe for usage and occupancy.

The rest of the units that were “flagged” as having structural problems due to weather and/or infestation are being addressed by a combination of our painting/restoration teams as well as our staff maintenance personnel.

Please report any deterioration on the balconies of your unit to the MiraVerde office so that our personnel can repair the problem before it gets worse.

### **Fiber Optics TV/Internet**



We are going to have a “town hall” meeting with Smartaira, the company that’s providing us with the new fiber optics system, so that you can get your questions and concerns addressed firsthand by the supplier. *(Date to be announced)*

You’ll be receiving notification of the time and place of this meeting so if you’ve got anything you want to ask that has NOT been answered, please plan to attend.

The basic plan for the new system, WITHOUT specific timing and details, are as follows:

#### **Process & Timeline:**

1. Survey: map property and one of each unit floor plan; limited photos only for entry point/power/reference.
2. Design: heat mapping/simulations; iterative and longest phase.

3. Outdoor construction: backbone/circuit to buildings; no unit entry.
4. In-unit installs connect fiber to in-unit equipment; validate and go live. Overall duration: about 7 months from survey to **go-live (target end of Q1/March)**, subject to carrier, access, and construction variables. We will pull in if we can.

**Gate Arms** – We continue to have incidents that are breaking our gate arms. Although one vendor seems to be the culprit, people crashing through and breaking the gate arms, there are other who think the rules about “One car per entry” are not for them.



To reduce this problem, we have installed new high visibility signage and recording video cameras to capture the time, date and license plate of the offender and will be turning the incident information over to the HOA fines committee and the police department, if necessary, for fines and legal action.

**Please notify your guests and delivery personnel that MiraVerde will no longer tolerate violating our entry gate rules!**



**Your HOA regular monthly assessments will increase** – You have only to look/listen to the news, or look at your food bills, which increased almost 24%, to know that the economy is experiencing inflation at all levels and that includes the costs to keep MiraVerde running smoothly. Unfortunately, this means that there will be an increase in the monthly regular assessments.

- **The good news** about the upcoming fee increase includes a TV/internet system that lets homeowners drop Cox internet and **save money**.
- The bad news is that the cost of labor and materials continues to climb plus MiraVerde now faces the challenges of “*unaddressed elements*” that have slowly deteriorated over time that we must now repair and pay for.

**Governing documents** – Very soon you will be receiving a ballot to vote on approving the revised governing documents for MiraVerde.

These revisions reflect what the new state laws (AB-139 and SB 326) required for legal compliance for condominiums as well as our own revisions that improve the current rules for living and working within the MiraVerde complex.



Once the ballot arrives in your mailbox, please take the time to cast your vote for these important revisions and enjoy the benefits that they’ll bring to you.



## You aren't the only thing that is getting older!

The MiraVerde complex buildings are 50+ years old, and many need some personal care (*like painting, roofing, siding repair, termite remediation, etc.*).

The MiraVerde Board is investigating what potential problems we may be facing and looking for ways to head off the problems before they become catastrophic.

You've probably noticed plumbing repair trucks at different times because our pipes are getting old just like your veins and arteries, they demand a certain amount of care and repair too.

One thing that to consider is a water pressure regulator (*or Pressure Reducing Valve - PRV*) that benefits a home by protecting the plumbing system from high water pressure, **which prevents leaks, bursts, and damage to pipes, fixtures, and appliances like dishwashers and washing machines.**

It also saves money by extending appliance lifespan, reducing water waste and energy use, and lowering utility bills.

Since the price variation that plumbers quote for this is huge is between \$850 and \$1,200, the board is looking into a vendor who will give us "bulk pricing" for MiraVerde residents who want to have this option installed.

We'll let you know as soon as we have a recommended resource for this repair work.

**Committees** – We're currently defining a series of committees that determine what we do to maintain and improve the overall appearance and functionality of the MiraVerde complex.

If you want to take an active part in the future of MiraVerde, please contact the office to volunteer for the following committees:



- Landscape and Pocket Park Committee
- Architectural Compliance Committee
- Rule Violations and Fines Committee
- Security Committee
- Maintenance Monitoring and Scheduling Committee
- MiraVerde Event Planning Committee

A little humor brightens your day:

