



SERENADE NEWSLETTER

October 2025

website: serenadeacc.com



CALENDAR:

Oct 9, 10, 11 Fall Community Garage Sale

Th-Sat 8am-2pm each day, no fee

Nov 4 Prop. 50 Election Day

Between Dec 17-20 Holiday Caroling Hayride

Oct.25, Nov.29, Dec.27:

Serenade Breakfast, Black Bear, 9am

PLEASE WELCOME NEW NEIGHBORS:

Juan and Michele Cavazos

Thomas and Darla Knight

Dawn Upmeyer

Have you moved into Serenade in the last year or so? Let us know so that we can welcome you.

IN MEMORIAM:

We are not aware of any recent passings, but if there have been any, our deepest sympathies to our neighbors who have lost loved ones. If you have lost a loved one or know of a neighbor who has passed, please let us know so we can honor them here in the next issue of our Newsletter.

LETTER FROM THE CHAIRPERSON:

Dear Neighbors,

As I drive around our neighborhood, I am always struck by how nicely kept it is, when compared to some of the surrounding tracts of homes. This is in no small part due to our collective effort to adhere to the rules and requirements spelled out in the CC&Rs that govern our community. One thing I have noticed that I am seeing more often is the storage of trash bins and other items in front yard areas (in front of the gates usually) that are visible from the street and/or other properties. This is expressly forbidden by Article III, Section 3.1.7 of the CC&Rs. Please be good neighbors and refrain from allowing this on your properties, as it will benefit us all.

Thank you, Jack Roy

DO WE HAVE CC&Rs (RULES) IN SERENADE? One of the greatest frustrations that the Serenade Board deals with is the idea that, because the Board doesn't assess monthly dues, or because we're not a "real" HOA, there are no rules as to how we take care of our homes and property. But there absolutely are legally binding CC&Rs, or Conditions, Covenants, and Restrictions, that are automatically and permanently grandfathered to every house in Serenade as it is bought and sold through the years. By buying or renting in Serenade, you are automatically legally obligated to follow Serenade's CC&Rs. According to the CA 1985 Davis-Stirling Act, "Once the first buyer 'accepts' the covenants,

conditions, and restrictions recorded against a property by purchasing a unit, a common interest development is created, [which] runs with the land and continues to burden/benefit successor owners of the land," meaning the CC&Rs are legally binding for all current and future owners of that property.

Yes, real estate agents are legally required to provide those CC&Rs to us when we buy, and owners when we rent. But legally, it just doesn't matter if the agent didn't provide them, or if they didn't explain them carefully, or if you didn't notice them in all those legal documents, or if you never had a chance to read them: you are still bound by them. It's like the old saying, "Ignorance of the law is no excuse." And finally, there's a notice about the CC&Rs to "All Residents" in every issue of this newsletter, which gets delivered to every door in Serenade four times a year.

Next, let's delve into WHY Serenade residents must comply with these rules. First, as our Chair indicated in his letter above, the fact that we follow these rules allows us to enjoy living in an attractive neighborhood and keep up our property values! When one person starts ignoring the rules, others can begin to follow that example, and eventually our community would look as shabby and rundown as sections of other nearby areas in Menifee. That sort of deterioration can start with the smallest things, like weeds not pulled, dog waste not picked up, or trash or trashcans sitting out in plain sight. Because almost all our residents do comply with our CC&Rs, we have a beautiful community.

But there can also be legal consequences of failing to comply with our CC&Rs. Many of our rules are city regulations as well, so if a neighbor gets frustrated with something you're doing (or not doing), they can report it to the Menifee Police Department, and then an officer from Code Enforcement will come knocking at your door. CC&Rs can also be enforced by proceedings in equity or law. So if you don't comply with the CC&Rs and a neighbor feels he or she has been harmed in some way, they can file charges in local court and seek monetary damages or get an injunction against you, requiring you to comply with the specific item in the CC&Rs that you violated. If you don't comply with that injunction, you will face civil or criminal contempt of court proceedings and may be ordered to pay damages for not following the court's order.

So, the bottom line is, please read and follow the community CC&Rs – and please feel free to email the Board to seek clarity about any of those rules. If you don't have a copy, call (928) 920-1228 and ask for one from the Newsletter editor, or email the Board at serenadeacc@gmail.com, or send the Board a letter at Serenade ACC, P.O. Box 2324,

Menifee, CA 92586, or download the CC&Rs from our website (serenadeacc.com).

Finally, to keep the Menifee Police Dept's Code Enforcement Officers at bay, the Board has asked us to highlight common issues that the MPD deals with. For example, the following items must be stored away from public view or removed from the property: old furniture or equipment, household fixtures or appliances, auto parts, construction materials, or landscape trimmings. Grass and weeds can't exceed 6 inches, and vegetation can't become overgrown, causing the property to become unsightly. Campers and RVs must be stored off the street in the area designated for vehicle storage. To prevent insect infestation, don't allow water to stagnate. You can install or repair a regular fence under 6 feet without a building permit, but block walls require a city permit. Hope all this helped!

ARE WE AN HOA? This question often comes up from new residents. The answer has two parts and is found in the Davis-Stirling Act, the California law that governs community associations and influences the interpretation and enforcement of CC&Rs: 1) The definition of an HOA requires common areas to maintain, like a pool, clubhouse, courtyards, etc., which we don't have (and so, we pay no dues). Still, the CA Franchise Tax Board lists us as an HOA because we do have formal by-laws and letters of incorporation in California and federal tax-exempt status as a 501(C)3. You see, on the CAFTB form that asks what type of community organization we are, the only option that comes close to describing us is an HOA. 2) The actual, correct name for us is "ACC" (an Architectural Control Committee), to administer the CC&Rs. So now you know!

HOLIDAY CAROLING HAYRIDE: Karen and Bruce Morris will be organizing another terrific Holiday Caroling and Hayride this December. It'll be sometime between the 17th and the 20th – just listen for the trumpet! This will be year #4 for them! We are so lucky to have such a lovely tradition in our neighborhood. Quite a few neighbors join them on their beautifully decorated hay-wagon, aglow with lights, as they wind their way through the streets of Serenade. If you'd like to join them, just call and leave a message at (951) 750-9200.

COME TO SERENADE'S MONTHLY BREAKFAST: Since 2022, Serenade neighbors have been meeting at a local restaurant for breakfast on the last Saturday of each month. New neighbors come nearly every month, and it's fun to get to know each other. They meet at 9am at Black Bear Diner, where they are seated quickly and at a big table together – and the food is great!

BLOCK CAPTAINS: If you are new to Serenade, you may not know about our Block Captains/ Neighborhood Watch program, which is in place to watch out for vulnerable elderly or disabled neighbors. Block Captains contact the residents in 10 or so homes nearby, ask for emergency contact info, and provide their own phone number. In an emergency, they contact Block Captain Chairman Brian Engelhardt, who takes charge. He's a retired

police officer and a Menifee PD volunteer. Linda Davis helps elderly or disabled neighbors apply for the You.Are.Not.Alone program at the Menifee PD. *We need volunteers!* Brian (619) 921-0384; Linda (928) 830-7131 or zladyd@aol.com.

ALL RESIDENTS, NEW OR OTHERWISE: We Serenade residents (owners and renters) are lucky to enjoy the benefits of an HOA without paying a monthly fee, as most 55+ HOA residents do. Because we follow our CC&Rs, which regulate the appearance, maintenance, and use of the homes in our community, our property values remain high. You should have received a copy of the Serenade CC&Rs from your escrow company or real estate agent. If you need a copy, please go to our website, SerenadeACC.com to download the documents in PDF format, or write us for a printed copy at Serenade ACC, P.O. Box 2324, Menifee CA 92586 or SerenadeACC@gmail.com.

DONATIONS AND SUPPORT: We residents pay no dues, but Serenade still must bear the costs of maintaining the benefits of a 55+ community. We always need your donations to keep our 55+ HOA status and in support of our CC&Rs. ANY amount is appreciated to cover expenses such as meeting room rent, P.O. box rental, postage, tax services, newsletter printing, office supplies, and attorney fees. Please make checks payable to: Serenade ACC, PO Box 2324, Menifee 92586.

CLUBS & ACTIVITIES: For updated information, see the Serenade website for descriptions and a calendar, or email SerenadeClubs55@gmail.com.

Tuesdays: Bunco, 1st Tues, 1pm, 29350 Lake Forest

Wednesdays: Coffee & (Classic) Cars, 3rd Wednesday 9-11 am, Joyful Noise Coffee, Sun City

Joyful Feet line-dancing, Weds., 10am, Cenicerros Ctr
Ladies' Bible Study has suspended meeting until further notice.

Thursdays: Card Games (learners welcome), 1pm, 2nd Thursdays, 29350 Lake Forest

Poker, 1st Thursdays, 1pm, 29350 Lake Forest
Club de Hispanohablantes, 2nd Thursdays, 6pm, 29884 Pebble Beach

Saturdays: Monthly Breakfast, 9am, last Saturdays, Black Bear Diner

Newsletter Production: Jane DeLaurier. **Distribution:** Karen Morris. The *Serenade Newsletter* is published January, April, July, & October. Thanks to these volunteers for newsletter delivery: Brenda Lewis, Patti Lien, Karen & Bruce Morris, Barb & Don Myrtle, Cheryl Palko, Pat Shoop, Kris Stewart, Mary Wilhelm, Debbie Zerr. Backups: Elizabeth Banks, Mike Dare, Sean Kevany. To help with distribution, leave a message at (951) 750-9200. **Website:** Go to www.SerenadeACC.com for information on Serenade's boundaries, CC&Rs, events, clubs, and to view our bulletin board and old newsletters. To post a listing on the bulletin board, or for information on the newsletter or the website, email serenadeclubs55@gmail.com or call or text Jane at (928) 920-1228.

ACC Board Members:

Serenade ACC, PO Box 2324, Menifee, CA 92586.
SerenadeACC@gmail.com. Jack Roy, Chairperson.
Barb Myrtle, Secretary. Jerry Williams, Treasurer.