



Brookshire

# Homeowners Association News

September 2017

**NEXT BOARD MEETING:** Wednesday, October 25, 2017  
6:00 pm, Brookshire clubhouse

**Anchor Community Management, Inc.**  
P.O. Box 3237  
Camarillo, CA 93011-3237

info@anchorcommunitymgt.com  
billing: Julie@anchorcommunitymgt.com  
anchorcommunitymgt.com/Brookshire.htm

**Phone:** 805-388-3848  
**Fax:** 805-388-0856  
**After Hrs. Emergencies:** 805-558-6581

## IMPORTANT NOTICE RE: BROOKSHIRE HOA MASTER INSURANCE POLICY

To: All Unit Owners

From: Steve Reich Insurance Agency, Inc.

This notice is intended to give all owners a brief summary of the insurance policies carried by the Association.

The master insurance policy deductible is currently \$5,000. In most cases, any owner making a claim for property damage will be responsible for the first \$5,000 in damage. The master policy covers the structure including the permanently attached interior and exterior fixtures, with the exception of the interior **Floor, Wall and Ceiling coverings**. The master policy **does not** cover these items along with personal belongings and liability, additional living expenses or loss of rents.

The Association does not include Earthquake coverage. In the event of an Earthquake, the Association may be forced to special assess all owners for the damage. In order to protect yourself you may purchase Earthquake Loss Assessment coverage in the amount of \$50,000 from the California Earthquake Authority (CEA) for \$438 per year. There are a number of coverage choices available which can be found at [www2.earthquakeauthority.com](http://www2.earthquakeauthority.com). This must be in conjunction with your personal condominium insurance policy.

We urge every owner to contact their personal insurance agent and be sure they have the proper protection on their individual policies. Please feel free to call our office for a quote or with any questions or concerns. 805 379-5159

*A summary of the HOA insurance policy is on the webpage.*

## STAIRWAY STAINS



If you've ever wondered why some of the stairs and landings look stained all the time, we may have the answer for you.

**Dogs.** Some people who walk their dogs either let them urinate inside or the dogs accidentally do so and the owners don't bother to clean it up. Not only is this staining the stairs and landings, it is also making the area smell unpleasant. The janitorial service employed by Brookshire isn't hired to clean up after animals. That is the responsibility of the dog owners or walkers. Please

remember that if you don't want to walk through other dogs' waste, neither do others want to walk through your dog's waste. Please clean up after your pooch!

## PROPER DECK AND PATIO ETIQUETTE



Brookshire residents are reminded that your deck or patio is not to be used for storage. Potted plants may be placed on decks as long as they have a tray placed underneath them and as long as they do not block any drainage.

Appropriate deck or patio furniture is allowed, but all such furnishings must be equipped with protective leg caps or other devices to prevent damage to the floors. Items such as refrigerators, surfboards, bicycles, laundry, etc., may not be kept on decks or patios.

Please keep your deck and patios storage free!

## POSSIBLE PROJECTS IN PLANNING

The Brookshire Board is always actively engaged in improving the property. Whether it is adding lighting along the pathway next to the sports park, sealing the streets, or changing out some lighting to LED's, they are usually busy! Coming soon to Brookshire:

**Tree Trimming** – TreeScapes in Camarillo chosen. Not scheduled yet.



**Gym Equipment** – most will be replaced.

**Gym floor** – to be replaced before or at same time as gym equipment is replaced.

**Lighting replacement** – A Construction Management Co. has been hired to research and provide options to replace the lights on the interior of the buildings, located along the hallways and at front doors. Those lights have battery back-up packs that are failing and causing the lights to fail. Those battery back-up lights were required when the project was built and were required by the city as an alternative to installing a generator at each building in case the power goes out. For now, when one of those battery back-up lights fails and cannot be lit up again, the vendor will replace them with less expensive lights, though they won't match current lights, until we can find a permanent replacement.

