



HILLCREST GARDEN

HOMEOWNERS ASSOCIATION NEWSLETTER

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NEXT BOARD MEETING: Wednesday, August 23rd, 6:00 pm, Poolside – Members Welcome



HELLO RESIDENTS OF HILLCREST GARDENS/VILLA SANTORINI!

The Hillcrest Gardens Home Owners Association Board is wishing everyone a happy summer. My name is Jac Forbes (a woman named Jac) and I am the Secretary on your HOA Board. There is so much that goes on in and around the Villa, we wanted to make sure you know all the Great Happenings and updates that take place Daily.

First and foremost we hope you know the Board is here to serve the residents along with Anchor our Community Management Company. We meet 10 times a year on the last week of the month to discuss matters concerning residents and our property. As the Secretary, I have the opportunity to take notes and record the activities of each meeting and the work that happens during the month.

Your resident Board Members spend a lot of time on details, reports and reviews. It's a thankless job but someone has to do it. You may see Nancy and Steve (landscape committee) on the endless walks of the property catching every detail from lighting, to landscaping, the sprinklers and pool maintenance. Also Barbara and Ralph (architectural committee) are always looking at the walkways, the walls and structures, for areas of concern (tripping hazards on the sidewalks have been addressed). They carefully study and report on the architectural structure of our Property. The results of these efforts are beautiful grounds with amazing landscapes, safe surroundings and a property that is the envy of our neighboring complexes.

You can always count on the eagle eye of Barbara and other board members to monitor and make sure we are being fiscally responsible. The board has increased reserves, while staying on schedule/budget for property maintenance and up keep. Carol Stephenson our HOA Community Manager from Anchor is the one who executes and oversees all budget, maintenance and

record keeping for our Community. When you see her delivering packages or doing walk-throughs, be sure to say hello and introduce yourselves, she works very hard for our complex!



With all of the things that make our property great, at the top of the list are our residents. We all care about our property, the beauty, the safety and the value. We need to work together to make sure we follow up and address any suspicious activity on our property. Our pool (newly resurfaced) is an attraction for neighbor residents, but let's remember you pay for that pool and service. Help make sure no one is abusing the area or creating any disorder. Please also remember to pick up after our dogs, and offer a bag if someone does not have one. Our street is private and safe let's all slow down and ask any speeding drivers to slowdown, as well we have children, people and animals.

Don't forget to check your CC&R's they clearly outline the bylaws of our community. They have been in place for many years so just make sure you have a look, it clarifies any issues regarding resident responsibility.



Finally we always invite you to show up at our HOA meetings the 4th Wednesday of each month. There is a special session at the beginning of every meeting dedicated to your concerns.

RENTALS

Currently, there is a cap on rentals; the allowed 16% are rented and no others may be rented at this time.

