



# HILLCREST GARDEN

## HOMEOWNERS ASSOCIATION NEWSLETTER

~ M A Y 2 0 1 7 ~

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

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

carol@anchorcommunitymgt.com  
www.anchorcommunitymgt.com  
anchorcommunitymgt/hillcrest.htm

**NEXT BOARD MEETING:** Wednesday, May 24th, 6:00 pm, Thousand Oaks Library – Members Welcome

### POOL RULES



For the quiet enjoyment of the units in close proximity to the pool/spa area, the Board of Directors has changed the time for closure of the pool/spa to 10:00 p.m. Sunday – Thursday; 11:00 p.m. Friday and Saturday. Owners have 30 days to comment on this new rule.

The pool will be heat for Mother’ Day and thereafter for the season.



The Board of Directors has accomplished a great deal in improving the complex and property values in the last month:

Trees evaluated by an arborist and deemed necessary to trim were trimmed throughout the complex;

Grinding of the pool deck concrete was done; the County Health Dept. requested that the concrete be re-poured in several areas. Board member, Ralph Arnold, intervened and came to an agreement with the County to grind the concrete instead, thus saving thousands of dollars;

The lights by the spa were corrected, repaired and one on the wall replaced as needed;

The pool shower drain was snaked and cleared of tree roots;

The trellis at the pool entry was rebuilt or replaced as needed because of dry rot, treated for termites and painted;

The perimeter wall at #350 (cracked) was repaired, painted, and the tree roots causing the problem removed;

The Landscape Committee met with the landscape company and walked the complex, resulting in neglected areas being upgraded and weeds eliminated.

The Board is very conscientious and works hard to maintain your beautiful surroundings... ..give them a ‘Thank You’ when you see them. They ‘Thank You’ for beautifully maintaining your patios.



### PARKING REMINDER

Two vehicles of residents must be housed in the garage before additional vehicles can be parked on the street. An additional vehicle parking overnight on the street must have a Parking Tag hanging in the windshield.

If you have not yet applied for a Guest Tag for your overnight guests please contact the management company. carol@anchorcommunitymgt.com



### SAVE MONEY, SAVE TIME

Homeowners can help the HOA save money by choosing to receive the newsletter and other notices via email. If you would like to get the newsletter via email, please send your request to info@anchorcommunitymgt.com. Please include renter email addresses as well.

You can also receive large mailing such as the annual budget and financial review via email. This saves even more money because these mailings are 10-20 pages long, and cost a lot in copies and postage. Since these mailings are required by the state, a form must be signed that can be found on the webpage, go to anchorcommunitymgt.com/Hillcrest.htm and hit the “Go Paperless” button.



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~ MARCH 2017 ~

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**NEXT BOARD MEETING:** Wednesday, March 22, 6:00 pm, Thousand Oaks Library – Members Welcome



### ELECTION RESULTS

At the Annual Member Meeting on February 22<sup>th</sup> the following Officers were elected:

- Nancy Adamczyk, President .....64 votes
- Ralph Arnold, Vice-President ..... 32 votes
- Barbara Stevens, Treasurer..... 21 votes
- Jacqui Forbes, Secretary .....15 votes
- Steve Schlanger, Director at Large.....14 votes

The IRS Ruling passed by a vote of 28 in favor to 1 abstention, allowing the Association to roll over any excess funds to the next fiscal year without being taxed.



### TIME FOR SPRING CLEANING

Property values are increasing and owners are experiencing quick sales. By working together Villa Santorini has continued to be the showplace of Hillcrest Drive. Clean garage doors, cobwebs off the building corners, clean patios and windows always make a property shine. Taking trash receptacles in the day of pick-up helps as well.

### POOL RULES



As you know, the Pool was resurfaced during off-season and is now sparkling. The deck will be repaired (concrete shaved to prevent trips) soon. Please refresh your knowledge of the Pool Rules which can be found on the reverse of this page. If you see someone in the pool area after pool hours please call Cornwall Security. 805/676-1828



### TRASH VS. RECYCLE

Harrison Industries has asked that we remind you that only plastic, glass, aluminum, paper products go into the Recycle bin. NO Styrofoam, film plastic, plastic bags, shrink wrap or electronics (including TVs, kitchen appliances, fax machines, computers, etc.)



### ARCHITECTURAL APPLICATIONS.....

are required for any change to the outside of your unit, including doors (garage as well), windows, patios. You can find the Application at our website, Anchorcommunitymgt.com/Hillcrest.htm. Thank you for your cooperation in submitting an application prior to any work being done.

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~ MARCH 2016 ~

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**NEXT BOARD MEETING:** Wednesday, March 23, 6:30 pm, Thousand Oaks Library



### TIME FOR SPRING CLEANING

Let's work together to keep Villa Santorini the showplace of Hillcrest Drive. Clean garage doors, cobwebs off the building corners, clean patios and windows always make a property shine. Taking trash receptacles in the day of pick-up helps as well.

### POOL RULES



As a reminder, the Pool Rules are on the back of this page. If you see someone in the pool area after pool hours please call Cornwall Security. 805/676-1828



### ELECTION RESULTS

At the Annual Member Meeting on February 24<sup>th</sup> the following Officers were elected:

- Nancy Adamczyk, President ..... 57 votes
- Ralph Arnold, Vice-President ..... 30 votes
- Barbara Stevens, Treasurer..... 27 votes
- Jacqui Forbes, Secretary ..... 21 votes
- Steve Schlanger, Director at Large..... 20 votes

The IRS Ruling passed by a vote of 30 in favor to 1 opposed, allowing the Association to roll over any excess funds to the next fiscal year without being taxed.

### HELPFUL HOUSEHOLD HINT



To save a possible household flood from happening, have a plumber check your water pressure regulator.

### NEW MANAGEMENT COMPANY



Anchor Community Management took over Hillcrest Garden's management, but we still have our familiar Manager, Carol Stephenson. You can reach Carol with questions or concerns at 805-388-3848, ext. 102 or Carol@anchorcommunitymgt.com.



### PERSISTENT PROBLEMS

The two biggest Rules infractions continue to be parking issues, and people failing to pick up after their pets. Parking passes have been distributed and Cornwall Security will cite and/or tow illegal parking on the street. Dog walkers must keep the dog on a leash, pick-up after them, and dispose of any waste properly.



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## HILLCREST GARDEN HOMEOWNERS ASSOCIATION

c/o Anchor Community Management, Inc.

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December 9, 2016

Dear Hillcrest Garden Homeowner,

Enclosed are your 2017 payment coupons. Please reference your account number on your payments, for accurate and timely credit to your account. Make your assessment payable to Hillcrest Garden HOA. Please send your payments using the enclosed coupons if you are mailing a check. Otherwise please use one of the following options:

**If you pay online using a bill pay service**, please reference your account number printed on the coupons, and have it sent to: Hillcrest Garden HOA, c/o Anchor Community Mgt., P.O. Box 29197, Phoenix, AZ 85038- 9197.

Bill pay services (like your own bank) mail a paper check, so please allow enough time for your payment to be sent through the mail, and that the address is correct.

**To pay online through Mutual of Omaha for one time or recurring payments**, click the link on the Anchor Community Management webpage (anchorcommunitymgt.com), or go directly to [cabpayments.mutualofomahabank.com](http://cabpayments.mutualofomahabank.com). You will need information from your coupons to sign up for Mutual of Omaha - Community Association Bank online payments. If you have questions, you can call Mutual of Omaha Customer Service: 866-800-4656.

Mutual of Omaha online payments are deducted directly from your bank account, so there is no check that can get lost in the mail, and it can be scheduled in advance to avoid late fees and interest. There is no fee for this direct debit service. Credit card payments are also available, but there is a fee for this service, see website for details.

If there is a balance on your account that is unpaid after the 15<sup>th</sup>, we will send you a reminder statement via email or regular mail. If you have questions about your account, you can contact our bookkeeper, Julie at 805 388-3848 ext. 2 or [julie@anchorcommunitymgt.com](mailto:julie@anchorcommunitymgt.com).

Sincerely,

*Carol Stephenson, PCAM, MCM*  
Community Manager

(805) 388-3848, ext. 102  
[carol@anchorcommunitymgt.com](mailto:carol@anchorcommunitymgt.com)