



HILLCREST GARDEN

HOME OWNERS ASSOCIATION NEWSLETTER

Y F A L L 2 0 1 7 Z

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, October 25th, 6:00 pm, T.O. Library Conference Room – Members Welcome

MEMBER CONTACT INFORMATION

It is important to keep the HOA current on contact information, in case of emergency or if there are issues regarding your account. You can update your information on the webpage.



Per Civil Code §4041:

- a. An owner of a separate interest shall, on an annual basis, provide written notice to the association of all of the following:
 1. The address or addresses to which notices from the association are to be delivered.
 2. An alternate or secondary address to which notices from the association are to be delivered.
 3. The name and address of his or her legal representative, if any, including any person with power of attorney or other person who can be contacted in the event of the owner's extended absence from the separate interest.
 4. Whether the separate interest is owner occupied, is rented out, if the parcel is developed but vacant, or if the parcel is undeveloped land.
- b. The association shall solicit these annual notices of each owner and, at least 30 days prior to making its own required disclosure under Section 5300, shall enter the data into its books and records.
- c. If an owner fails to provide the notices set forth in paragraphs (1) and (2) of subdivision (a), the property address shall be deemed to be the address to which notices are to be delivered.



SPEEDING

For the safety of all, please watch your speed on our street.

ARCHITECTURAL APPROVAL REQUIRED

Please remember that you are required to submit an Architectural Application whenever you make a change to the outside of your unit; this includes new garage doors. The Application can be found on the Association's website listed above.



You are always invited to the Board of Directors meetings; the next one will be held October 25, 6:00 p.m., at the T.O. Library. 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.



POOL

The heat will be turned off mid October when the nights become too cold for the heater to maintain the temperature. The spa is heated year round.



NEWSLETTERS

Will be sent via email to save the Association the cost of paper and postage. Please be sure management has your email address.



HILLCREST GARDEN

HOME OWNERS ASSOCIATION NEWSLETTER

Y S U M M E R 2 0 1 7 Z

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, 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.





HILLCREST GARDEN

HOME OWNERS ASSOCIATION NEWSLETTER

Y M A Y 2 0 1 7 Z

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.



HILLCREST GARDEN

HOME OWNERS ASSOCIATION NEWSLETTER

Y MARCH 2017 Z

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, March 22, 6:00 pm, Thousand Oaks Library – Members Welcome



ELECTION RESULTS

At the Annual Member Meeting on February 22th 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.

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.



HILLCREST GARDEN

HOME OWNERS ASSOCIATION NEWSLETTER

Y MARCH 2016 Z

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

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 24th 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.



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.

HILLCREST GARDEN HOMEOWNERS ASSOCIATION

c/o Anchor Community Management, Inc.

P.O. Box 3237 ☛ Camarillo, CA 93011-3237 ☛ (805) 388-3848 ☛ Fax (805) 388-0856
www.anchorcommunitymgt.com/hillcrest.htm

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. 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 15th, 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.

Sincerely,

Carol Stephenson, PCAM, MCM
Community Manager

(805) 388-3848, ext. 102
carol@anchorcommunitymgt.com