



HILLCREST GARDEN

HOMEOWNERS ASSOCIATION NEWSLETTER

≈ SPRING 2018 ≈

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@anchorcommunitymgmt.com
www.anchorcommunitymgmt.com
anchorcommunitymgmt/hillcrest.htm

NEXT BOARD MEETING: Wednesday, May 23rd, 6:00 pm, Thousand Oaks Library – Members Welcome



POOL HEATED FOR MOTHER'S DAY - POOL RULES

1. **NO LIFEGUARD IS ON DUTY.** Persons using the pool or spa do so at their own risk.
2. The pool hours are 6:30 a.m. to 10:00 p.m. Sunday through Thursday, and 6:30 a.m. to 11:00 p.m. Friday, Saturday, and Holidays.
3. Children under the age 14 years old are not permitted in the pool area without an adult, as currently posted at the pool and spa.
4. As a courtesy to all homeowners, parents must supervise their children at all times and keep noise at a level not disruptive to others at the pool or on private patios.
5. When using floats and toys in the pool, please remove any items not immediately in use.
6. No diving at any time. This includes from any area around the pool, the fence, or pool furniture.
7. The use of glass containers is not permitted in the pool area.
8. No pets are permitted in the fenced area of the pool at any time.
9. Radio or other forms of music will be played at a level not to disrupt others.
10. Running is not permitted within the fenced area of the pool.
11. The pool, Jacuzzi and pool area are for the use of residents and guests, **ONLY**. Guests must be accompanied by a resident host at all times. Residents may not bring more than five (5) guests into the pool enclosure at any one time, unless previously approved as a party or gathering by the HOA Board. Residents are responsible, at all times, for their guests.
12. For security, as well as safety and casualty liability reasons, the fence gate shall be kept closed and locked except for ingress and egress.
13. Proper swim wear must be worn at all times while in the pool or pool area. Infants are not allowed in the pool naked. Disposable and cloth diapers are **NOT** permitted in the pool. Swim diapers are the only diapers that may be worn in the pool.
14. Smoking is not permitted while in the pool or spa fenced area.

Before leaving, please return the pool furniture to its proper place, lower the umbrellas, and remove any trash or other articles that may have been accidentally left behind.



PARKING PASSES

If you have not yet filed paperwork for your Guest Parking Pass please do so. Vehicles parked on the street overnight are subject to ticketing by the Association's patrol.



WROUGHT IRON PAINTING

Proposals are being solicited for the maintenance and painting of the wrought iron fencing in the common area and the balconies. The painting should follow this summer.

RENTALS

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

BOARD MEMBERS ARE VOLUNTEERS

They are to be treated with respect and gratitude.



HILLCREST GARDEN

HOMEOWNERS ASSOCIATION NEWSLETTER

~ MARCH 2018 ~

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 28, 6:00 pm, Thousand Oaks Library – Members Welcome



ELECTION RESULTS

At the Annual Member Meeting on February 28th the following Officers were elected:

- Nancy Adamczyk, President 55 votes
- Ralph Arnold, Vice-President 20 votes
- Barbara Stevens, Treasurer..... 15 votes
- Jacqui Forbes, Secretary 11 votes
- Steve Schlanger, Director at Large..... 25 votes

The IRS Ruling passed by a vote of 26 in favor and one abstention, allowing the Association to roll over any excess funds to the next fiscal year without being taxed.

BOARD MEMBERS ARE VOLUNTEERS

That means they do not get paid for all the hours they devote to the Association such as changing the timeclocks on the common area lights, working on the Landscape or Architectural Committees, taking Minutes of the Board Meetings, etc.

They are your neighbors and deserve your consideration and respect in not bothering them with your phone calls or knocking on their door to report a problem with your unit or the common area. They are not “on call”.

The appropriate place for your comments/concerns is the Management Company. Please email the Manager, Carol Stephenson, at carol@anchorcommunitymgt.com.



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, pristine landscaping, clean patios and windows always make a property shine. Taking trash receptacles in the day of pick-up helps as well.



PARKING PASSES

If you have not yet filed paperwork for your Guest Parking Pass please do so. Vehicles parked on the street overnight are subject to ticketing by the Association’s patrol.

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 carol@anchorcommunitymgt.com. Please include renter email addresses as well. There is a Common Area Repair Request form on the website for you to use as needed.

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 NEWSLETTER

~ FALL 2017 ~

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@anchorcommunitymgmt.com
www.anchorcommunitymgmt.com
anchorcommunitymgmt/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

HOMEOWNERS ASSOCIATION NEWSLETTER

~ FALL 2017 ~

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@anchorcommunitymgmt.com
www.anchorcommunitymgmt.com
anchorcommunitymgmt/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

HOMEOWNERS ASSOCIATION NEWSLETTER

~ S U M M E R 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, 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

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.