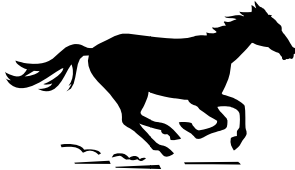


# HOPETOWN HOMEOWNERS ASSOCIATION



April 2018  
NEWSLETTER



Anchor Community Mgt., Inc.

Telephone: 805-388-3848

Billing Questions:

Julie, ext. 2

[julie@anchorcommunitymgt.com](mailto:julie@anchorcommunitymgt.com)

Toll Free: 877-388-3848

Fax: 805-388-0856

After Hours Emergency #

805-558-6581

General E-mail:

[info@anchorcommunitymgt.com](mailto:info@anchorcommunitymgt.com)

Webpage:

[anchorcommunitymgt.com/  
hopetown.htm](http://anchorcommunitymgt.com/hopetown.htm)

Next Board Meeting:

Monday, May 21, 6:30 pm  
Old Susana Café, 1555 Kuehner Dr.  
(right next to Hopetown)



## MANY EXTERIOR CHANGES MADE WITHOUT REQUIRED APPROVAL

One of the Hopetown duties of Anchor Community Management is to conduct drive through inspections of the community.

What management has found are several owners completing major landscape and/or hardscape renovations without first obtaining design approval from the Architectural Committee, and as required in the Hopetown CC&R's. This creates a problem for the owners because the owner will be required to apply for approval after the fact. If the committee denies your request, you will be required to remove some or all of it and replant. We certainly applaud owners' efforts to improve their yards, but they are required to obtain prior approval for the design and the materials.

Owners can download the architectural form from the Hopetown webpage anytime of the day or night! If you are planning a yard renovation, you will need to submit a drawing (by hand is fine), showing what you will be planting and where it will be planted. If you are going drought tolerant, the webpage also has a list of approved drought tolerant plants. If you want to add rock, submit a picture or description of the type of rock. If you want to add edging or any material to delineate areas, describe the material. The more info you provide, the quicker and more smoothly the approval process goes.

Several owners are now receiving violations for changing out their landscaping without first obtaining approval.

## CHANGES ARE COMING TO THE 805 AREA CODE

To accommodate the growing need for telephone numbers in CA, the new 820 area code will be added to the area served by the 805. This is known as an area code overlay. An overlay does not require customers to change their existing area code but does required customers to dial "1" followed by the areas code and the 7-digit phone number for all local calls, including calls within the same area code.

**Who will be affected?** Everyone with an 805 area code is affected.

**When will the dialing change begin?** Voluntary compliance started Dec. 1, 2017. Mandatory compliance begins June 2, 2018.

**What will remain the same?** Your telephone number, including current area code, will not change. Coverage area, the price of a call and other rates and services will not change. What is currently a local call will remain a local call. Customers can still dial just three digits to reach 911, as well as 211.

### Who may you contact with questions?

Your local service provider, or the CPUC website, [www.cpuc.ca.gov](http://www.cpuc.ca.gov).



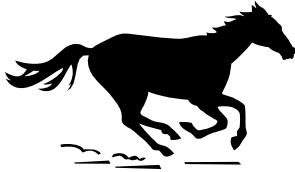
## DRIVEWAY MAINTENANCE

We take this opportunity to remind Hopetown owners to inspect their driveways for pieces of missing concrete. If you find some areas where chunks of concrete are missing, please take the appropriate action to remedy.

Doing so will is one more way of helping to preserve property values in Hopetown.



# HOPETOWN HOMEOWNERS ASSOCIATION



## December 2017 NEWSLETTER



Anchor Community Mgt., Inc.

Telephone: 805-388-3848

Billing Questions:

Julie, ext. 2

[julie@anchorcommunitymgt.com](mailto:julie@anchorcommunitymgt.com)

Toll Free: 877-388-3848

Fax: 805-388-0856

After Hours Emergency #

805-558-6581

General E-mail:

[info@anchorcommunitymgt.com](mailto:info@anchorcommunitymgt.com)

Webpage:

[anchorcommunitymgt.com/  
hopetown.htm](http://anchorcommunitymgt.com/hopetown.htm)

Next Board Meeting:

Monday, January 15, 6:30 pm  
Old Susana Café, 1555 Kuehner Dr.  
(right next to Hopetown)

### COYOTES SEEN IN HOPETOWN – DURING DAYLIGHT HOURS!



Management has heard from an owner who has seen coyotes during daylight in the neighborhood on more than one occasion. The brave coyotes moved towards this owner's small dog and did not run off until the owner created a distraction.

Since Hopetown is near open space, coyotes are seen frequently. However, they may be getting braver by coming into the neighborhood in broad daylight.

Please, make sure your pets are safe if outside. We can no longer assume the coyotes are only a problem in the evenings. They are now around during the days.

### IT IS THE WINDY TIME OF YEAR TRASH TIPS FOR WINDY DAYS...



When the wind blows through Hopetown on trash day, it's like living in blender!

Nothing mars the beauty of Hopetown like the winds blowing trash containers over on trash day and the trash from those containers blowing all over the neighborhood!

If it is a windy day when the trash is to be picked up, please put your receptacles on their backs on the ground face up. That way, the trash trucks can come along and still scoop them up to empty them, but the trash isn't as likely to blow all over the neighborhood. Your neighbors will appreciate your efforts!

### DISTURBING OTHERS

Hopetown residents are reminded that they may not start noisy work on their property prior to 7am. Some residents have started work that sounds like pressure

washing or painting well before 7am, disturbing their neighbors. Please be courteous and don't start work or let others you hire to start work before 7am.



### NO SPEED BUMPS, ONLY SPEED SIGNS COMING

One Hopetown owner has spent months trying to convince the city that speed bumps should be added to the Hopetown streets. She had a personal interest as one of her family's vehicles was hit by a speeding driver while it was parked on the street.

The City put out traffic counters and monitored the traffic for a couple of weeks. The numbers of vehicles did not come close to the number required.

However, the City did install a 25 MPH sign up on a light pole just west of the 2<sup>nd</sup> group of mail boxes along Sandalwood. You will see it if you look carefully.

Please notice the speed limit is 25 mph, not 40 that many folks seem to drive.



### DISPOSING OF YOUR CHRISTMAS TREE

Please recycle your "green" tree by cutting it in 4' sections and placing it in your **yard trimmings cart** on your scheduled pick-up day. Be sure to remove all decorations, including ornaments, tinsel, lights, and tree stand.

Flocked trees will also be picked up, but only if they are cut in 4' sections and placed in your **regular trash bin**.

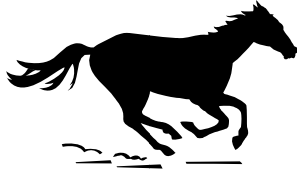
For further information or questions, you may call Waste Management (aka: G.I.) at 800-675-1171.



2015



# HOPETOWN HOMEOWNERS ASSOCIATION



## October 2017 NEWSLETTER



Anchor Community Mgt., Inc.

Telephone: 805-388-3848

Billing Questions:

Julie, ext. 2

julie@anchorcommunitymgt.com

Toll Free: 877-388-3848

Fax: 805-388-0856

After Hours Emergency #

805-558-6581

General E-mail:

info@anchorcommunitymgt.com

Webpage:

anchorcommunitymgt.com/  
hopetown.htm

Next Board Meeting:

Monday, November 13, 6:30 pm  
(one week early due to holiday)  
Old Susana Café, 1555 Kuehner Dr.  
(right next to Hopetown)

### ADDRESS LIGHT REPLACEMENTS

If you have that your address light needs replacing or received a notice regarding the same, we have found a replacement that is pretty darn close to what the developer installed.

Product Specifications:

Manufactured By: Yosemite Home Decor

Sold By: Homesquare

Size/Weight:

W 11.5" / D 2" / H 5.25"

www.houzz.com/photos/8077936/Outdoor-2-Light-White-Wall-Mount-Low-Voltage-Address-Light-contemporary-house-numbers



### ELECTION RESULTS FROM THE 2017

#### ANNUAL MEETING

We were not able to achieve a quorum of 51% ballots returned in order to hold the meeting and count ballots as scheduled for September 20th, 2017.

Using the reduced quorum of 25% as specified in the Hopetown documents, the ballots were counted 5 days after the Annual Meeting date of September 20<sup>th</sup>.

The results of the ballot counting are as follows:

#### Candidate .....votes

Ken Sinn..... 72

Tammy Sweet-Hernandez ..... 55

Ursula Tobler ..... 54

Ken Sinn, Tammy Hernandez, and Ursula Tobler, will be rejoining existing Board member Ed Saenz, leaving one vacancy on the Board. The Board will choose their positions at the next Board meeting on November 13.

IRS Ruling 70-604 passed by a vote of 61 in favor and 1 opposed, allowing the Association to roll over any excess income to the next fiscal year without being taxed on that "income".

Thank you to all of the homeowners who sent in their ballots.

### STATE LIFTS MANY DROUGHT RESTRICTIONS

April 7, 2017 – Following unprecedented water conservation and plentiful winter rain and snow, Governor Edmund G. Brown Jr. today ended the drought state of emergency in most of California, while maintaining water reporting requirements and prohibitions on wasteful practices, such as watering during or right after rainfall.

"This drought emergency is over, but the next drought could be around the corner," said Governor Brown. "Conservation must remain a way of life."

For more information: drought.ca.gov.

Hopetown is still restricted by local regulations:



#### Water Conservation Fact Sheet

Designated watering day restrictions are now lifted.

Simi Valley residents and businesses are requested to continue water-wise practices and make water conservation a California way of life!

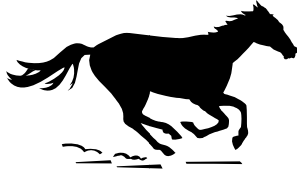
Since nearly 70% of water used in Simi Valley is for irrigation, it is especially important for us to irrigate efficiently and only when our landscape needs it.

The City of Simi Valley/Waterworks District No. 8 customers are required to follow these permanent water use mandates:

- Irrigate before 9:00 a.m. or after 5:00 p.m.
- Irrigate no more than 15 minutes per day, per irrigation station/zone (does not apply to low-flowdrip irrigation and high-efficiency sprinklers)
- Eliminate excessive irrigation flow and/or runoff (recommend use of multiple short irrigation cycles to minimize runoff)
- No watering during and 48 hours after measurable rainfall
- Cease washing exterior hard surfaces such as sidewalks and driveways
- Wash vehicles using a hose equipped with a trigger shut-off nozzle
- Use only recirculated water in decorative fountains or water features
- Fix leaks, breaks, or malfunctions promptly
- Use recirculated water at commercial car washes and decorative fountains

www.simivalley.org/departments/public-works/water-conservation

# HOPETOWN HOMEOWNERS ASSOCIATION



## August 2017 NEWSLETTER



Anchor Community Mgt., Inc.

Telephone: 805-388-3848

Billing Questions:

Julie, ext. 2

julie@anchorcommunitymgt.com

Toll Free: 877-388-3848

Fax: 805-388-0856

After Hours Emergency #

805-558-6581

General E-mail:

info@anchorcommunitymgt.com

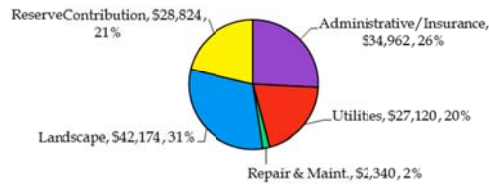
Webpage:

anchorcommunitymgt.com/  
hopetown.htm

Annual & Board Meeting:

Wednesday, Sept. 20, 6:30 pm  
Old Susana Café, 1555 Kuehner Dr.  
(right next to Hopetown)

### Where Does The Money Go?



### HOPETOWN BUDGET FOR 2017-2018

#### APPROVED

At their most recent meeting, the Board approved the budget for the coming fiscal year (Nov. 1, 2017- Oct. 31, 2018). The approved budget has no proposed increase in monthly dues for Hopetown owners. Your dues are expected to remain at their current level of \$51.00 per month this next fiscal year.

Hopetown owners are reminded that the monthly assessment has not increased since 11/1/2014, and then only by \$3.00. Before that, it had increased only \$3.00 in 2012.

Periodically, the assessments have to be raised to just to stay even with cost increases the HOA has to pay for various services, such as the increased cost of water and the increased cost of landscaping (due to increases in the minimum wage). For fiscal year 2017-2018, there is no increase planned.

#### ANNUAL MEETING COMING

##### IN SEPTEMBER

The Annual election of a Board of Directors for Hopetown is scheduled to occur on September 20, 2017 (on Wednesday rather than Monday).

An Annual Meeting notice has been sent to all Hopetown owners. A nomination form was also included with the notice. Any Hopetown owner in good standing (no outstanding violations, no delinquencies), may submit their name to be candidate for the Board. Doing so is a great way to participate in the decisions affecting Hopetown. To become a candidate, submit the form within the timeframe indicated.

Around the 20<sup>th</sup> of August, ballots will be mailed to owners. When you vote your ballot, enclose and seal it in the blue ballot envelope and put the blue envelope inside the white return envelope and mail it off. That procedure is actually a law! The postage has been

paid for you on the return envelope so it is even easier to return it.

Please don't send your ballot in with your payment (or vice versa) as either the payment will be late, or the ballot will be void. If your payment is late because you did this, you will be charged a late fee.

Help us achieve a quorum so we can hold the Annual Meeting – vote and return your ballot!



#### WATER SAVER HOME

Did You Know? You can reduce your water bill by up to 10% simply by fixing leaks around your home. Learn how to read your water meter, to detect unseen leaks and discover some of the best ways to save water in and around your home. Visit the [www.H2OUSE.org](http://www.H2OUSE.org) website to navigate around the house for helpful facts and advice on water conservation.

#### 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 info on the webpage.

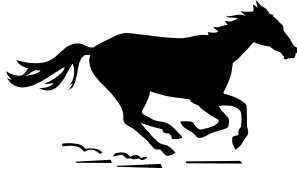
Per Civil Code §4041:

- 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.





# HOPETOWN HOMEOWNERS ASSOCIATION



June 2017  
NEWSLETTER



Anchor Community Mgt., Inc.

Telephone: 805-388-3848

Billing Questions:

Julie, ext. 2

[julie@anchorcommunitymgt.com](mailto:julie@anchorcommunitymgt.com)

Toll Free: 877-388-3848

Fax: 805-388-0856

After Hours Emergency #

805-558-6581

General E-mail:

[info@anchorcommunitymgt.com](mailto:info@anchorcommunitymgt.com)

Webpage:

[anchorcommunitymgt.com/  
hopetown.htm](http://anchorcommunitymgt.com/hopetown.htm)

Next Board Meeting:

Monday, July 17, 6:30 pm  
Old Susana Café, 1555 Kuehner Dr.  
(right next to Hopetown)

## SPEED BUMP CITY CONTACT INFO



Over the years, many Hopetown residents have suggested the Board add speed bumps in Hopetown. However, Hopetown does not own the streets; they are public streets and as such, belong to the city. Management and the Board cannot conduct speed enforcement on those streets. Folks rightly so complain frequently about the number of vehicles which pay no attention to the speed limits and whose driving is a threat to all.

Management checked with City Hall for a good number to provide Hopetown residents with when they want to ask that speed bumps be added, or when they want to inquire about the speeding traffic. That department is the traffic department and the number is 805-583-6786.

## CHANGING OUT FRONT YARDS MUST RECEIVE PRIOR WRITTEN APPROVAL

While we commend Hopetown owners who want to spruce up or perhaps completely replace their front yards, we must remind you that doing so is an exterior change that requires prior written approval from the architectural committee, via management. The form is available on the webpage.

When contemplating renovating your front yard, you will need to submit an informal drawn or computerized diagram, indicating what you are planning to plant or add and where. Just indicating that you want to plant a plant isn't enough! We need names and numbers of plants, trees, rocks and any other items you will be adding.

If you provide this information with your application to management, it will sail through a lot quicker, usually within just a few days.

During the bi-monthly drive through inspection that the management company conducted recently, 3 homes were found to be in the midst of major front yard landscape renovation

projects which had not been submitted for approval. Those folks are subject to violation notices and fines for non-compliance until they get their project approved by the architectural committee.

## WEED ABATEMENT IN HOPETOWN COMPLETED

Chateau Landscape, the Hopetown landscape company for the common areas, has completed the required weed abatement for the Hopetown community. They did so in time to meet the June 1<sup>st</sup> yearly deadline the Fire Department requires for compliance.

The Fire Department usually inspects the work and informs management if they have any additional requirements.



## GO PAPERLESS!

The Association is required to send 2 mailings a year to each address: the budget mailing 30 -90 days before the start of a new fiscal year and the financial audit or review no later than 120 days after the close of the Association year end (Hopetown year end is 10/31). These can be expensive mailings.

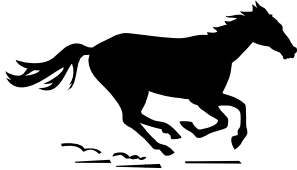
Why not receive them via email? The Association saves money and you can have the info at your fingertips. Signing up for this paperless option can save the Association hundreds of dollars a year in postage costs.

To sign up go the webpage and hit the "Go Paperless" button to download the form. We do need to have it signed (according to HOA attorneys) since these are mailings that are required by the state.

**Also Available: paperless statements!** Unlike the state required mailings (like the budget and annual financial review), to sign up for paperless statements just send an email to [info@anchorcommunitymgt.com](mailto:info@anchorcommunitymgt.com) with your name and Hopetown address or account number. So many homeowners pay online these days the paper isn't necessary. When you sign up for paperless statements, the newsletter is emailed as well.



# HOPETOWN HOMEOWNERS ASSOCIATION



April 2017  
NEWSLETTER



Anchor Community Mgt., Inc.

Telephone: 805-388-3848

Billing Questions:

Julie, ext. 2

[julie@anchorcommunitymgt.com](mailto:julie@anchorcommunitymgt.com)

Toll Free: 877-388-3848

Fax: 805-388-0856

After Hours Emergency #

805-558-6581

General E-mail:

[info@anchorcommunitymgt.com](mailto:info@anchorcommunitymgt.com)

Webpage:

[anchorcommunitymgt.com/  
hopetown.htm](http://anchorcommunitymgt.com/hopetown.htm)

Next Board Meeting:

Monday, May 15, 6:30 pm  
Old Susana Café, 1555 Kuehner Dr.  
(right next to Hopetown)



## DOGS BARKING CREATING PROBLEMS

Some dog owners don't realize that dogs can be quite miserable when left alone. Miserable translates into continual barking in many cases. Now that we are approaching summer, residents are more apt to leave their windows open, which means they are more likely to hear the dogs barking.

If you own dogs, please don't assume that when you leave the dogs are quiet. Check with your neighbors and find out if the dog(s) are creating a barking nuisance when you leave. Dogs left outside are the most susceptible to creating disturbances because not only may they be lonely, there are all sorts of other noises that may set them off. Also when one dog starts barking, it is likely to set off other dogs.

Please be a responsible dog owner and take the appropriate steps to make sure your dog(s) aren't creating a barking nuisance in the neighborhood. There is a list of barking dog tips on the County website; a link is on the Hopetown webpage.



## CUBBYHOLE ON SIDE OF HOUSE NOT FOR STORAGE

Please store personal items such as toys (including playhouses), gardening supplies, etc. out of sight when not in use. This means in the garage, or behind the backyard gate, **not on the side of the house.** Lots of people stash boxes, trashcans, etc. in the little cubby/alcove on the side of the garage, but this is still visible from the street, and unsightly. If it can be seen from the street (common area), it is a violation.

We hope that this little reminder will get people to tidy up so that a violation notice is not necessary!



## GOT STUFF? NEED SPACE?

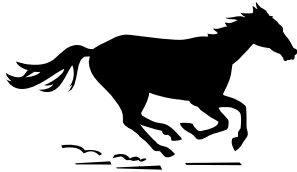
Create space and reduce clutter in your home and garage by selling, donating, recycling, safely disposing, or giving away items your family no longer wants or needs.

- Call Waste Management/GI Industries (805-522-9400) to arrange for **Free** curbside pickup of up to 2 bulky items per calendar year (e.g., TVs & other E-waste, toilets, mattresses, appliances, and water heaters). No tires or refrigerators! Appointments required.
- Safely dispose of paint, toxic cleaning products, pesticides, auto & household batteries, pool chemicals, fluorescent light tubes, lightbulbs, motor oil, unused medication (no controlled substances), TVs and other E-waste at **Free** Countywide Household Hazardous Waste & E-waste collection events. To find an upcoming event, go to: [www.vcpublicworks.org](http://www.vcpublicworks.org) and enter **CLEAN UP!** in the search box. Appointments required.
- **Donate** gently used building supplies, tools, working appliances, low-flow toilets, kitchen cabinets, bath vanities, double-paned windows, doors & furniture to the **Habitat for Humanity's ReStore** in Oxnard (805-485-6065) or Simi Valley (805-520-7717).
- **Donate** or sell clothing, furniture, working appliances & much more to local thrift stores. Go to [yellowbook.com](http://yellowbook.com) & enter **Thrift Stores** or **Resale Stores**.

It is a good time for spring cleaning!



# HOPETOWN HOMEOWNERS ASSOCIATION



## February 2017 NEWSLETTER



Anchor Community Mgt., Inc.

Telephone: 805-388-3848

Billing Questions:

Julie, ext. 2

[julie@anchorcommunitymgt.com](mailto:julie@anchorcommunitymgt.com)

Toll Free: 877-388-3848

Fax: 805-388-0856

After Hours Emergency #

805-558-6581

General E-mail:

[info@anchorcommunitymgt.com](mailto:info@anchorcommunitymgt.com)

Webpage:

[anchorcommunitymgt.com/  
hopetown.htm](http://anchorcommunitymgt.com/hopetown.htm)

Next Board Meeting:

Monday, January 30, 6:30 pm  
Old Susana Café, 1555 Kuehner Dr.  
(right next to Hopetown)



### HOW DO I REPORT A...

**Code violation**, including property maintenance, stagnant pools, temporary signs, trash accumulation, trash cans not behind fence or wall, or weed abatement needed on a property. The City of Simi can be contacted at 583-6753.

The Hopetown HOA also will assist with compliance of some of these issues.

**Graffiti:** 583-6444 City 24-hour hotline

**Potholes:** 583-6400

**Shopping carts:** 583-6753

**Street Light Outage:** Edison  
[sce.com/outage](http://sce.com/outage)

There is a band on each light fixture with an easily read identifying number on it. Jot down the number and provide it, if possible. If not possible, supply street names or addresses.

**Title VI Complaint:** public transportation non-discrimination: 583-6739

For more information on any of these or other city issues, go to [city of Simi Valley.com](http://cityofsimivalley.com).



### SATELLITE DISH REMINDER

Satellite dishes are certainly allowed in Hopetown. The Board simply asks that these dishes be installed on the **side** of the home, **behind the fence or gate**. Some Hopetown folks have installed them on the side of the home as requested, but just not behind the fence as required.

The reason for this requirement has to do with other residents in the neighborhood. These residents may not tell you, but they do tell management and the Board, that they are not happy looking at a dish that is so clearly visible from the street or perhaps from their home.

In these times where real estate values are still recovering, we look for every opportunity we can to help folks sell their homes. This is one of those small things that people can easily do and which will make the neighborhood look nicer.

Thanks for your cooperation.

### KEEPING HOPETOWN

#### FROM LOOKING TRASHY



Per Association rules:

“Garbage (cans, bags, boxes) may be placed in collection pick up area for a reasonable period (not to exceed twenty-four (24) hours before or after scheduled collection hours).

Garbage (cans, bags, boxes) is to be stored out of visual sight from the front of the homeowner's home.”

Garbage cans, and other items, should not be placed in front of the gate, or in the alcove next to the garage, as neither of these locations is out of sight from the front of the home.

#### Note per the City Of Simi Valley Website:

Each address is allowed:

**Bulky Item Pick-Up:** One free pickup of four items per calendar year (furniture and appliances only). Call Waste Management, 522-9400 to schedule an appointment. Items must be placed curbside. Pickups are scheduled on the same day as your regular pickup.