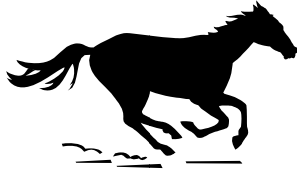


HOPETOWN HOMEOWNERS ASSOCIATION



June 2017
NEWSLETTER



Anchor Community Mgt., Inc.

Telephone: 805-388-3848

Billing Questions:

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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, 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 1st 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.

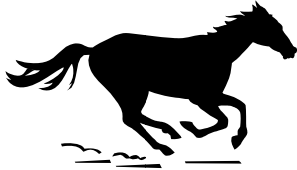
Why not receive them via email? The Association saves money and you can have the info at your fingertips. Signing up for this paperless option can save the Association hundreds of dollars a year in postage costs.

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 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



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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?

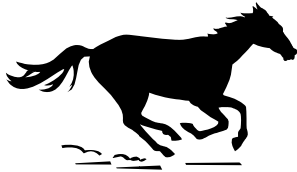
Create space and reduce clutter in your home and garage by selling, donating, recycling, safely disposing, or giving away items your family no longer wants or needs.

- 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 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 & enter **Thrift Stores** or **Resale Stores**.

It is a good time for spring cleaning!



HOPETOWN HOMEOWNERS ASSOCIATION



February 2017 NEWSLETTER



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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

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.”

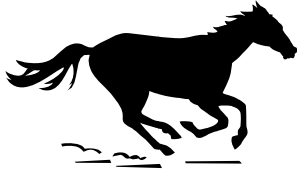
Garbage cans, and other items, should not be placed in front of the gate, or in the alcove next to the garage, as neither of these locations is out of sight from the front of the home.

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.

HOPETOWN HOMEOWNERS ASSOCIATION



December 2016
NEWSLETTER



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After Hours Emergency #

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General E-mail:

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hopetown.htm

Next Board Meeting:

Monday, January 23, 6:30 pm
Old Susana Café, 1555 Kuehner Dr.
(right next to Hopetown)

RECYCLE YOUR TREE CURBSIDE



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. Waste Management will send out a newsletter to their clients in mid-December which will include more info on this subject.



HANGING OUTDOOR DECORATIONS

If you are going to hang your outdoor decorations this year with nails, consider using galvanized nails. Doing so may help prevent rust stains from developing on your home, and prolong the life of your trim paint. If you need to touch up your trim paint, the color is Dunn Edwards or ICI/Dulux 'Swiss Coffee'.

Holiday lights and decorations should be down by two weeks after Christmas (January 8).

TIPS FOR HELPING YOUR ARCHITECTURAL REQUEST SAIL THROUGH!



The Board certainly appreciates Hopetown owners who follow the rules and seek approval for exterior changes prior to making changes.

Owners seeking changes can help expedite the approval process by doing the following:

- When it comes to painting your home, choose to repaint your existing color scheme, or choose another color scheme for your part of the development. You are either located in the West Venture side or

you are located on the K & B side. You must pick colors from your side and your scheme cannot be the same as the home on either side of you. Info is on the Hopetown webpage, including the architectural form and the colors.

- While we understand some folks want to replace some or all of the cement in front of their homes, any change that extends your driveway is not acceptable.
- There is an approved plant list on the Hopetown webpage. Please use plants from that list when submitting for approval to change your landscaping. It is quite an extensive list and all species are low water using plants that should do well in Hopetown. Drought tolerant trees are also included on this list.
- When seeking approval for a change to the exterior of your home, please include an informal drawing (done by hand is ok) with the form. It helps the committee to better understand your intentions and makes the process go much quicker.

Thank you to all who seek approval prior to making changes!

SIMI VALLEY WATERING REQUIREMENTS

From City of Simi Valley website.

How often may I water my yard?

Simi Valley water customers in both Districts may:

- Irrigate no more than 3 days per week (April to October)
- Even addresses may water only Monday, Thursday, and Saturday
- Odd addresses may water only Tuesday, Friday, and Sunday
- Irrigate no more than 2 days per week (November to March)
- Even addresses may water only Monday and Thursday
- Odd addresses may water only Tuesday and Friday



HOPETOWN HOMEOWNERS ASSOCIATION



October 2016 NEWSLETTER



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

Next Board Meeting:

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



SOME TREES SUFFERING

All Hopetown residents are required to have at least one tree in the front yard. While most owners comply with this requirement, we are noticing that some of the trees seem to be suffering from the drought.

One way to keep the trees from suffering is to water them via a drip system. Such a system uses so little water that you aren't even required to limit drip watering to a certain number of days per week. Drip doesn't have to cost a lot of money to install; moderately handy people can put one in at an affordable cost, and the money you save in water will go a long way toward recouping any cost of installation (and perhaps replacing a dead tree).

For a list of acceptable trees and plants that are drought tolerant, go to the webpage.



WATCH FOR SUSPICIOUS PEOPLE IN CARS

A Hopetown owner reported that he has seen an uptick in people in cars in the Hopetown neighborhood behaving suspiciously. He has called the Police regarding this activity.

This owner has asked that Hopetown residents look out for cars the drive off quickly when approached, or people going door to door claiming to be a friend, but are unknown.

Any suspicious activity should be reported to the Police.

ANNUAL MEETING A NO-GO

As has happened in many of the previous years, Hopetown did not receive enough ballots (51% of owners responding) to establish and quorum and hold the meeting.

According to Hopetown CC&R's, once the 51% quorum is attempted but not achieved, the quorum then reduces to



25%. Enough ballots were received to establish the reduced 25% quorum.

The Board assigned the opening and counting of the ballots to Anchor Community Management. This counting will take place October 17.

Any Hopetown owners who wish to help count the ballots may do so. Anchor will adapt their schedule to match that of any Hopetown ballot counters! Just give Anchor a call.



GARAGE DOORS NEED TO BE CLOSED (MOST OF THE TIME)

Hopetown residents can help prevent burglaries by keeping garage doors closed except as reasonably required for entry to or from the garage. Both of these requirements are part of the Hopetown CC&R's.

Police frequently advise that an open garage door is a magnet to thieves, who drive through neighborhoods looking to steal items they can resell.

Closed garage doors also present a much nicer view of the community which is beneficial for home sales.

HARDSCAPE CHANGES IN FRONT YARDS REQUIRE PRIOR APPROVAL

All changes, such as hardscape, landscape, paint, windows, etc., require prior written approval from the architectural committee.

Some items that have traditionally not been allowed or approved in Hopetown is different colored concrete and driveway extensions.

If you have completed any changes such as these, and did not receive approval, you may be receiving a violation and/or fine. It is always better to get advanced approval than to have to repaint or remove an unapproved installation.





HOPETOWN HOMEOWNERS ASSOCIATION



August 2016 NEWSLETTER



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

Annual & Board Meeting:

Monday, Sept. 19, 6:30 pm
Old Susana Café, 1555 Kuehner Dr.
(right next to Hopetown)



MISSING LETTER ON ENTRY SIGN

Management has been working on getting a new 'P' for the HOPETOWN monument sign at the entrance.

The gentleman who designed and built that sign some 15 years ago is no longer a sign maker. Several companies were not interested in custom making one letter. One sign company even wanted \$95 to just drive to the site to view the sign!

The letter is on order and in fabrication, but it takes 4 weeks to finish it. We expect it to be ready sometime around the first week of August.

RV'S OVERSTAYING THEIR WELCOME

Per: the Hopetown Rules and Regulations:



Storage or parking of recreational vehicles (e.g., motor homes, travel trailers, campers, camper vans, jet skis, boats and/or boat trailers, etc.) on streets or driveways is prohibited. Such vehicles may be parked for a brief period (not to exceed 48 hours) for loading, unloading, making deliveries or making emergency repairs.

If there is an RV parked on your driveway or in the street, you can be sure that someone in Hopetown is reporting it, because if they have to pay for off-site storage, they rightly feel that you should have to do the same.

Since the streets are public streets, owners who wish to complain about the RV's need to do so with the City, who owns the streets. Call 583-6921 if you wish to lodge a complaint.

Please make arrangements to park your RV (beyond what is allowed in the rules) somewhere else.

STRETCHING THE SPEED LIMIT



Please stick to the 25mph speed limit in Hopetown. We know it is tempting to speed up Sandalwood, but it's dangerous. You could run into people at the mailboxes, people just out walking, or kids who run into the street to get their ball.

The tragedy you could cause by speeding just isn't worth it.

IT'S MOSQUITO SEASON!



Two invasive (non-native) mosquito species have spread to several California cities and there is potential for them to become established in locally.

Unlike most native mosquito species, *Aedes aegypti* and *Aedes albopictus* commonly bite during the day. Both species are small, black mosquitoes with white stripes on their back and on their legs.

These two species have the potential to transmit several viruses, including Zika. Thousands of people are infected with these viruses in other parts of the world, including Mexico, Central and South American, the Caribbean and Asia.

Did you know . . . *Aedes aegypti* and *Aedes albopictus* breeding sources are associated with the urban environment:

- They can be found inside & outside houses & buildings.
- They can lay eggs in any small artificial or natural container or surface that holds as little as a teaspoon of water.
- Common items such as potted plant saucers, rain barrels, bird baths, tires and equipment can be used as breeding sites.
- Eggs are laid on dry surfaces and hatch later when water contacts them. Eggs can dry out and survive for up to 6 months.

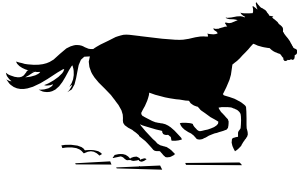
How to protect yourself:

- Once a week, empty & scrub, turn over, cover or throw out items that hold water inside and outside your home.
- Tightly cover water storage containers (buckets) so mosquitoes cannot lay eggs inside them.
- For containers without lids, cover with wire mesh with holes smaller than an adult mosquito.
- Fill saucers under plants with sand.

From the Ventura Environmental Health Department webpage



HOPETOWN HOMEOWNERS ASSOCIATION



June 2016 NEWSLETTER



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

Next Board Meeting:

Monday, July 18, 6:30 pm
Old Susana Café, 1555 Kuehner Dr.
(right next to Hopetown)



COYOTES AMONGST US

Very recently, there was a coyote sighting during the day in Hopetown. They are more afraid of us than we are of them, and this one ran away when it saw someone walking down the street.

Hopetown residents are encouraged to not leave small animals outside without some way for them to get inside the garage or house without being followed by a coyote.

Leaving food outside is also an attraction to coyotes and rodents. We encourage you to feed your pets in a place where rodents and coyotes cannot easily get to the food.

Coyotes live in the hills around Hopetown, and if the proper protections are taken by residents, there is no reason we can't continue existing together.



SIMI VALLEY

/HOPETOWN UPDATED

WATER RESTRICTIONS

Effective March 1, 2016 the State Water Resources Control Board announced that many water suppliers have newly reduced conservation standards. Waterworks District No. 8 has a new conservation reduction/mandate of at least 26%, down from 28%, due to revisions of default climate adjustment factors. In March, Waterworks District 8 reduced water use by 34.3%, and achieved the new 26% conservation mandate by reducing cumulative water use by 27.8% from June 2015 through March 2016.

It is still important that Simi Valley customers continue to conserve

water to meet the new 26% conservation mandate.

Solutions for Conserving Water (water restrictions)

Most of the water used in Simi Valley is for irrigation. In fact, it is about 70% of the overall use. Here are some of the requirements for water use in Simi Valley:

- Irrigate landscaping no more than 2 days per week from April – October, or one day per week November – March.
- Limit irrigation to less than 15 minutes per station per day; often 5 minutes per station is sufficient even in the hottest months (does not apply to low-flow drip irrigation or sprinklers meeting 70% efficiency standards).
- Irrigate before 9:00 am and after 5:00 pm.
- Adjust sprinklers to minimize overspray and runoff.
- Repair water leaks promptly.
- Use a broom to clean sidewalks and driveways.
- Wash your car using a self-closing nozzle.

Reprinted from the City of Simi Valley Water Conservation webpage.

NEW MAILBOXES ARE IN!

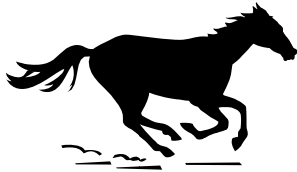


85% of Hopetown owners picked up their new mailbox keys from the on-site Anchor Management staff the day the new boxes were installed! That was a fantastic turnout!

For those owners who did not pick up their keys that day, they either came to the Anchor Management office during business hours, or asked that their keys be mailed certified to their home address or to another address.

You can still do so if you haven't picked up your keys yet. Please include your approval to be billed the certified mailing cost of \$5.33 in an emailed request to info@anchorcommunitymgt.com.

HOPETOWN HOMEOWNERS ASSOCIATION



April 2016 NEWSLETTER



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Next Board Meeting:

Wednesday, May 18
(postponed 2 days)

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



MAILBOX PREDICAMENT

Most people have noticed the issue with the mailboxes on Sandalwood. The set of boxes which are higher up Sandalwood and which contain 7 mailboxes recently experienced vandalism in one set of boxes, and another set toppled over due to a rusted pedestal. The vandals simply pried open the back of the box and took the mail.

The Post Office was kind enough to do temporary fixes on the boxes. One would think ordering new boxes would not be a big deal. Turns out it is a big deal. New boxes are much more secure, but all front loading, the existing boxes are back loading. So, if we order just 2 new boxes to replace the 2 damaged ones, their fronts will face the street. Not only will that look strange, it will be an extra hassle for the mail carrier because she will be loading mail from both sides.

The Board addressed this issue at their March meeting. Ultimately, it was decided that it is just a matter of time before all the boxes will deteriorate, so instead of just ordering one or two, we will replace all of them on Sandalwood. There are a total of 17 sets of mailboxes consisting of 3 various sizes. We expect to receive these boxes within 30 days. Installation after that will depend on getting a contractor together with the Post Office as both have to be present.

Mail delivery is expected to continue as is with no interruption.



WHAT YOU CAN DO TO HELP

DETER MAIL THEFT

Mail theft in Ventura County is at an all-time high. Management has seen it happen in several HOA's in the past year.

Residents can help avoid becoming a victim of mail theft by following these theft prevention tips, as published by the Simi Valley Police Department:

Mail should be collected on the same day it's posted. Never leave mail in a mailbox overnight.

Mail thieves look for bank statements and card bills, which can be used to create counterfeit checks and fake IDs. Use online banking and paperless statements to pay bills and access accounts.

Thieves also look for personal checks enclosed in utility or other payments. Thieves take the stolen checks, remove the ink and fill out the blank check in their name and desired amount.

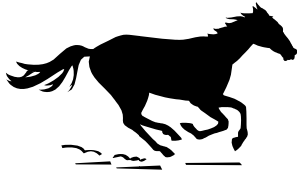
Always deposit mail inside a post office or hand it to a mail carrier.

When traveling out of town, have a friend or neighbor pick up the mail, or ask to stop home mail delivery at www.usps.com/manage.

If an expected check, bill or other mail does not arrive, contact the issuing agency immediately.

Report all suspected mail theft to the postal inspector and the police department.

HOPETOWN HOMEOWNERS ASSOCIATION



February 2016 NEWSLETTER



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Next Board Meeting:

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



BARKING DOG COMPLAINTS

Sometimes talking to your neighbor about a problem dog doesn't solve the issue. What do you do then? There is a link to animal services on the Hopetown webpage. The site also has recommendations for dog owners on how to help your own dog bark less.

From the City of Simi website:

How Do I Make A Complaint About A Dog's Excessive Barking?

The City contracts with the County of Ventura Animal Services Department for animal control issues, including enforcement of the City's ordinance to declare any dog a public nuisance that barks so loudly, so frequently, and continuously over so long a period of time as to deprive individuals in the neighborhood of the comfortable enjoyment of their homes. For more information on how to file a complaint regarding an excessively barking dog, please visit the Animal Services website or call 888 223 7387. You may also contact the City's Code Enforcement staff at 583 6753 for additional information and assistance. ci.simi.valley.ca.us



VC ALERT EMERGENCY NOTIFICATION SYSTEM

Ventura County has implemented a state-of-the-art emergency notification system to alert residents about emergencies and other important community news. The emergency notification system enables officials to provide essential information quickly when there is a threat to the health or safety of residents.

They system employs a combination of database and mapping technologies to allow emergency responders to pinpoint a specific

geographic area and deliver the appropriate message to residents in the affected area. They system has the ability to call both listed and unlisted phone numbers. If a phone line is busy, the system has the ability to redial the number to make contact. If an answering machine picks up the call, they system has the ability to leave the emergency message on the answering machine.

Go to vcalert.org and register to receive these messages!



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 still have the info at your fingertips.

Many Hopetown owners have signed up for the paperless option in Hopetown. That translates hundreds of dollars saved each year.

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 they are mailings that are required by the state.

New this year, 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 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.