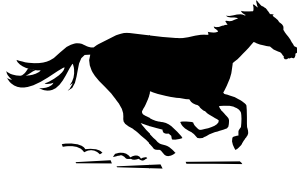


# HOPETOWN HOMEOWNERS ASSOCIATION



## August 2017 NEWSLETTER



Anchor Community Mgt., Inc.

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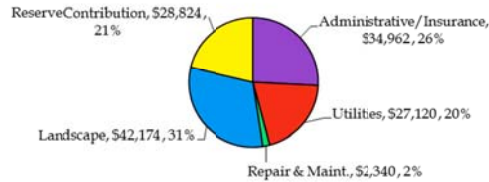
Webpage:

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.

