



LOS ROBLES TOWNEHOMES

HOMEOWNERS ASSOCIATION NEWS

∞ OCTOBER 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.com/LosRobles.htm

NEXT BOARD MEETING: Thursday, October 18, 6:00 pm, Clubhouse

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.

ARCHITECTURAL APPROVAL REQUIREMENTS

Security cameras on the outside of a unit may not be installed without prior approval from the Architectural Committee. This includes RING doorbells. An Architectural Application is on the back of this newsletter for your convenience.

RESTATING THE CC&Rs

If you have not returned your Ballot for the Restated CC&Rs and Bylaws, please do so. We need a quorum of members to be able to count the votes. As it stands currently we are in limbo, awaiting more returned Ballots.

INSURANCE

It is important that you properly insure your unit and contents. If your unit has been upgraded and damage occurs the Association will repair only to the original state, i.e., linoleum floor, tile countertops, etc. Your insurance will cover the upgrades if you are insured properly. Check with your agent today.



HOLIDAY DECORATIONS

Decorating for holidays is always festive but please remember nailing anything into the trim of the building is not allowed. Please be sure to use correct outdoor electrical cords and remove all decorations promptly after each holiday.



UNWANTED CRITTERS

The complex is being overrun with critters of all kinds. Everyone's help is needed by NOT feeding the vermin.

Leaving food out for your pets is a welcome invitation to rats. Please do not leave food outside for your pets. Keep pet food in sealed containers (rats will eat right through plastic or paper bags).

Do not feed the birds; they have survived without the hand of man and they will continue to do so.

The Association is expending \$\$\$ for pest control and added trapping when vermin get into the attics.

mailed 9/26



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~ AUGUST 2018 ~

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NEXT BOARD MEETING: Thursday, August 16th, 6:00 pm, Clubhouse

UPDATED CC&RS – YOUR VOTE NEEDED



The BALLOTS for the changes to the Covenants, Conditions and Restrictions (CC&Rs) and Bylaws of the Association were sent to all owners. It is important that you, as an owner, vote and return the BALLOT in the stamped return envelope. A 'YES' vote will help give the Association clear, concise CC&Rs that reflect the current laws governing HOAs. If you have not already done so, please mark your BALLOT and mail it today. If you need another one please email Carol.

ASSOCIATION'S COMMUNITY ROOM

The Community Room is available for personal use by residents of the Association. There is a small cleaning fee (\$50) and a deposit for possible damage (\$300). Insurance coverage by the user is required.

Use of the pool and spa is not included in the use of the Room.

POOL SEASON

Pool Parties are not allowed at Los Robles in order that all residents may enjoy the use of the facility without an overload of users.

Pool hours: 7 am to 10 pm – 7 days a week



RATTLE SNAKES

It's Rattle Snake season once again. Be wise and stay out of the planters where they like to hide.



EXTENSIVE BUILDING REPAIRS AND PAINTING



In or around October work will begin in the complex. **Please take this time to remove any and all items that have been attached to your unit and fill any holes in the surface.** Nailing/screwing into the stucco is prohibited and will not be allowed once the painting has been done.



ALLEYS ARE FIRE LANES

Parking the alley for other than loading/unloading is prohibited for safety reasons. The alleys must be clear for emergency vehicles. Residents should inform their guests to use street parking only. Thank you for your cooperation in this important safety issue.

MAINTENANCE ISSUES

Please do your part and report any irrigation problems, i.e., errant sprinklers, leaks, etc. You may do so online by going to the website. Early repair saves money.

BOARD MEETINGS



Meetings are held on the third Thursday of the month in the Clubhouse at 6:00 p.m. All owners are welcome to attend and there is a Homeowner Forum in which you may speak to the Board or ask questions.



LOS ROBLES TOWNEHOMES

HOMEOWNERS ASSOCIATION NEWS

≈ JULY 2018 ≈

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NEXT BOARD MEETING: Thursday, July 19th, 6:00 pm, Clubhouse

UPDATED CC&RS – YOUR VOTE NEEDED



The BALLOTS for the changes to the Covenants, Conditions and Restrictions (CC&Rs) and Bylaws of the Association were sent to all owners. It is important that you, as an owner, vote and return the BALLOT in the stamped return envelope. A 'YES' vote will help give the Association clear, concise CC&Rs that reflect the current laws governing HOAs. If you have not already done so, please mark your BALLOT and mail it today.

POOL SEASON



The Health Department inspects both pools on a regular basis to be sure the laws are observed and practiced. In the past the Association has been written up because the pool furniture was moved and prevented clear access to walk around the pool. This is important for possible life saving activity. Please cooperate and leave the pool furniture where it is in order that the pool(s) does not get closed.

Pool hours: 7 am to 10 pm – 7 days a week



4TH OF JULY

Fireworks of any kind are strictly forbidden on Los Robles property. The city of Thousand Oaks has a fireworks show behind the Hillcrest Center for the Arts at 9:00 p.m.

EXTENSIVE BUILDING REPAIRS AND PAINTING



In or around October work will begin in the complex. Please take this time to remove any and all items that

have been attached to your unit and fill any holes in the surface. Nailing/screwing into the stucco is prohibited and will not be allowed once the painting has been done.

RATTLE SNAKES



It's Rattle Snake season once again. Be wise and stay out of the planters where they like to hide.



SECURITY CAMERAS

Units that have installed security cameras on the wood or stucco must remove them. Nothing can be added to the exterior of a unit without prior approval of the Architectural Committee. Architectural Applications can be found on the website. Cameras will not be allowed on the front of units; there are too many styles/colors/shapes and the overall aesthetics of the complex would be compromised. RING doorbells will be approved but Application must be submitted.



COURTESY SCOOP

Remember that it is a requirement of both the Los Robles Rules, and County ordinance that dogs are picked up after by their human companions while out in the community and are kept on a leash. Automatic **\$100 fine** for failure to do so.

BOARD MEETINGS



Meetings are held on the third Thursday of the month in the Clubhouse at 6:00 p.m. All owners are welcome to attend and there is a Homeowner Forum in which you may speak to the Board or ask questions.



LOS ROBLES TOWNEHOMES

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≈ JUNE 2018 ≈

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NEXT BOARD MEETING: Thursday, June 21, 6:00 pm, Clubhouse

UPDATED CC&RS

A copy of the changes to the Covenants, Conditions and Restrictions (CC&Rs) of the Association were sent to all owners to review and the Association's attorney held a community meeting to answer questions regarding the changes. Unfortunately, it was poorly attended. It is the hope that all will return approval Ballots so we have clear, concise CC&Rs that reflect the current laws governing HOAs. Watch for your Ballot in the mail.



POOL SEASON

The large pool on Green Lea has been heated for your enjoyment. The small pool will be heated when school is recessed for the summer. Please observe the Pool Rules.

Pool hours: 7 am to 10 pm- 7 days a week



4TH OF JULY

Fireworks of any kind are strictly forbidden on Los Robles property. The city of Thousand Oaks has a fireworks show behind the Hillcrest Center for the Arts at 9:00 p.m.

A WEALTH OF INFORMATION

The Los Robles webpage has a lot of handy information: the most recent approved minutes, an archive of old notices and news, the HOA rules, and many handy forms. Check it out, anchorcommunitymgt.com/losrobles.htm.

RATTLE SNAKES

It's Rattle Snake season once again. Be wise and stay out of the planters where they like to hide.



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TRASH CANS

Trash is not to be put out for pick-up until Thursday evening and put away by Friday evening.

BOARD MEETINGS



Meetings are held on the third Thursday of the month in the Clubhouse at 6:00 p.m. All owners are welcome to attend and there is a Homeowner Forum in which you may speak to the Board or ask questions.



LOS ROBLES TOWNEHOMES

HOMEOWNERS ASSOCIATION NEWS

≈ MAY 2018 ≈

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NEXT BOARD MEETING: Thursday, May 17th, 6:00 pm, clubhouse

SPECIAL CC&RS AND BYLAWS MEETING



You have been receiving Newsletters with information regarding the restatement of the CC&Rs and Bylaws for many months to inform you of the reasons behind doing so (thanks to Board member, Pamela Stock, for composing that information). The Association's attorney will be at the Community Center on **May 5th at 2:00 p.m.** to answer any questions you may have about the changes and cite the relevant HOA laws. Please put that time on your calendar, Owners will vote on the changes so it is imperative that you are informed.

Cookies and coffee will be served. This meeting is only for Owners.

POOL SEASON

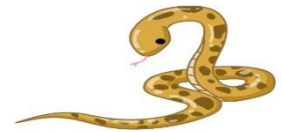


There have been requests for the big pool to be heated. At the April Board meeting the Board compromised and the pool will be heated for Mother's Day and the small pool when school recesses for the summer. The pool furniture must be treated with respect or it will be removed. The tables are not to be moved; new umbrellas will be installed soon. When you leave the area please put the umbrellas down. Please report any damage or mistreatment to management.

Pool hours: 7 am to 10 pm- 7 days a week



The Landscape Committee continues to work with Orion Landscape Company in recommending plants and trees to beautify the complex. Recently, the planter area close to Green Meadow, along Green Heath on the north side of the street, was re-established with new plant material to compliment the material previously planted next to 225 Green Heath.



RATTLE SNAKES

It's Rattle Snake season once again. Be wise and stay out of the planters where they like to hide. Dogs have been bitten in the past; keep them out of the planters where the snakes hide.

A WEALTH OF INFORMATION

The Los Robles webpage has a lot of handy information: the most recent approved minutes, an archive of old notices and news, the HOA rules, and many handy forms. Check it out, anchorcommunitymgmt.com/losrobles.htm.



COURTESY SCOOP

Remember that it is a requirement of both the Los Robles Rules, and County ordinance that dogs are picked up after by their human companions while out in the community and are kept on a leash.



TRASH CANS

Trash is not to be put out for pick-up until Thursday evening and put away by Friday evening. Thanks for your cooperation in keeping our neighborhood looking neat.



LOS ROBLES TOWNEHOMES

HOMEOWNERS ASSOCIATION NEWS

~ MARCH 2018 ~

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NEXT BOARD MEETING: Thursday, March 15th, 6:00 pm, Community Room

RE-CONVENED ANNUAL MEETING

The re-convened meeting was held February 15th, 6:00 p.m. in the Community Room.

Election results:

John Ernst	78 votes	
Judi Fyne	64 votes	
Marilyn Guild	63 votes	
Elaine Soyer	84 votes	
Pamela Stock	44 votes	
IRS Resolution 70-604	66 'Yes'	2 'No'

Thank you, Art and Dolores Weinglick, for volunteering as Election Inspectors and counting the ballots.



CONTINUING RAT PROBLEM

The drought has made it exceedingly difficult for all wild animals to get food and water. Leaving dog, cat or bird food outside attracts them to the complex. A pest control company is continuing to set out bait boxes but your perseverance is needed as well.

ANT PROBLEM?



Terro is an excellent ant killer. It is a syrup that the ants eat and get on their body, they take it back to the nest and it kills the rest. It can be found at any local hardware store.

UNIT INSURANCE

While the Association carries property, liability and earthquake insurance, you would be wise to have an HO6 policy for the inside of your unit and personal belongings. Dwelling coverage insures drywall, wallpaper, paneling, floors, carpet and cabinetry. Fixtures and appliances that are part of the interior of the building or affixed are also covered. A good rule of

thumb to decide coverage is that 1,000 square footage of space holds \$40,000.00 of personal property, according to InsureOurCondo.

Wise owners require their tenants to carry insurance.

TENANT REGISTRATION

The owners are required to register their tenants with the Management Company. Email Carol for the proper form at Carol@anchorcommunitymgt.com or get on the website.



ROOF REPAIR/REPLACE

As reported last month, North Star Roofing is a long-time reputable company and has started repairs on the leaks that have been reported. They are on another large job but fitting the Association in as best they can until they are finished with the other. It may be awhile until they get to your unit (if you have reported a leak), please continue to be patient. This expense is being paid out of the Reserve Fund.



LANDSCAPING

The newly formed Landscape Committee recommended plants and trees for the area between 225 Green Heath and the parking lot, extending along the sidewalk in front of 225. Orion Landscape has irrigated planted and mulched the areas according to the plan and the results are beautiful.

The Committee plans to continue working on the landscape recommendations, concentrating on the most needed areas of improvement.

Thank you, Rick Osborn, Chair, Chip Kreis and Dawn Stewart, Landscape Committee members.



LOS ROBLES TOWNEHOMES

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~ FEBRUARY 2018 ~

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NEXT BOARD MEETING: Thursday, February 15th, 6:00 pm, Community Room

RE-CONVENED ANNUAL MEETING

The Annual Meeting could not be held on January 18th because there were not enough Ballots for a quorum. The re-convened meeting will be held February 15th, 6:00 p.m. in the Community Room.



COYOTE PACKS

Please be aware of your surroundings at all times but especially in the evenings and nights. Packs have been observed along the perimeter of the complex and would surely travel inside if there is the possibility of food. The drought has made it exceedingly difficult for them to get food and water.

OFF-SITE OWNERS: HELP US SAVE SOME HOA MONEY

... and sign up for emailed newsletters! Send your request with your name and unit address to info@anchorcommunitymgt.com. There is an archive of previous newsletters on the webpage: anchorcommunitymgt.com/LosRobles.htm

HOLIDAY DECORATIONS REMINDER

Decorations should have been removed the first of January. If you have not yet done so, please remove all decorations.

LITTER IN THE COMMON AREA

Dog feces, cigarette butts and paper litter are affecting the aesthetics and quality of living in the complex. Please be respectful of the environment and your neighbors by picking up and taking your litter home for proper disposal.

Dog walkers must pick up after their dog and finish the job by disposing of the bag appropriately.



ROOF REPAIR/REPLACE



After the '100 year' rain last year roofers were swamped with work! It has taken this long to get a proposal from one. Northstar Roofing is a long-time reputable company and has started repairs on the leaks that have been reported. They are on another large job but fitting the Association in as best they can until they are finished with the other. It may be awhile until they get to your unit (if you have reported a leak), please continue to be patient. This expense will be paid out of the Reserve Fund.

WOOD REPLACE/PAINT



The Board of Directors approved hiring a Construction Manager, ABC-Builds, to oversee the repair/replacement/repaint the wood on all units. ABC will solicit proposals for the Board's decision on a contractor and then oversee the work being done to insure accurate count of lineal feet replaced, etc. It will be a few months before work will begin; once a contractor has been chosen it will then depend on their schedule. This expense will be paid out of the Reserve Fund.

LANDSCAPING



At the last meeting the newly formed Landscape Committee recommended plants and trees for the area between 225 Green Heath and the parking lot, extending along the sidewalk to unit 257. Orion Landscape presented a plan and the Board approved the work. It will be a few weeks before the work begins.