



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.