



NEXT BOARD MEETING: Monday, July 10, 2017, 6:30 pm



ANCHOR COMMUNITY MANAGEMENT, INC.  
P.O. Box 3237 Camarillo, CA 93011  
805 388 3848 FAX: 388 0856  
info@anchorcommunitymgt.com

WEB PAGE: anchorcommunitymgt.com/miramonte.htm  
AFTER HOURS (EMERGENCIES ONLY): 805 558 6581  
BILLING QUESTIONS: julie@anchorcommunitymgt.com  
SPRINGS COMMON AREA MANAGER (CPM): 805 987 8945  
CORNWALL SECURITY: 805 676 1828 or 866 921 1238

**POOL HEATER SET TO FIRE UP!**

The Miramonte pool heater is expected to be up and running for the Memorial Day weekend.



The pool is used heavily during the summertime and we are happy so many residents take advantage of this amenity. We take this opportunity to remind folks of a few (not all) of the pool and spa rules:

- Pool/spa hours are 7am – 10pm 7 days a week. Please do not stay in the pool/spa area beyond 10pm.
- An adult must accompany any person under the age of 14.
- Absolutely **no pets**, bicycles, roller skates, skateboards, scooter or motorized scooters, or in line skates are permitted in the pool/spa areas.
- Pool users are requested to shower before entering pool.
- Pool and spa use are not part of the clubhouse rental.

You may download a complete copy of the Miramonte rules from the webpage.



**2017-2018 BUDGET APPROVED**

The Miramonte Board approved the budget for the new fiscal year which runs from July 1, 2017 through June of 2018. Miramonte owners will be happy to know that no increase in the monthly dues is anticipated for the new fiscal year.

To meet Civil Code requirements, this budget and several other documents must be mailed out to the owners. This mailing contains about 16 pages and costs about \$2.57 each to copy and mail. Those Miramonte owners who have signed up for paperless mailings save the Association over \$150 with each mailing! You can sign up too, see the Miramonte webpage and hit the "Go Paperless" button for the appropriate form.

Coupons will be mailed to owners in June 2017 to begin using with their July 1 payment, except to owners who have opted out of receiving them. The monthly amount of \$300.82 (including the special assessment) will be indicated on those coupons or \$224 if you paid your special assessment in full already.

Using coupons saves the HOA more than \$1,000 per year in postage and copying costs. If you pay online and don't need a coupon book, send an email to info@anchorcommunitymgt.com, and help Miramonte save even more.

The newsletter is emailed to those folks whose current emails management has on file, and it is also be posted on the Miramonte webpage monthly. If you want to make sure you are on the list, and management has your current email address, send an email to info@anchorcommunitymgt.com. If you have a tenant in your condo, make sure they are on the list too.



**RE-PIPE UPDATE**

As of May 17, 2017, 40 Miramonte units have been completed with re pipe, drywall and painting all finished. The pace of the re pipe continues with 6 units per week completed until the entire project is concluded in late November or early December 2017.

All Miramonte units have been notified of their individual start dates. CIDology recommends that all owners of units not yet re piped schedule their pre walk with CIDology early. CIDology will meet you at your home to review how the process works and answer any questions you may have. You may call CIDology toll free at 855 898 3600.

A big thank you to all residents for your cooperation so far!

**PLEASE** – don't leave your dog(s) outside on the patio or balcony all day while the re pipe project is on going. The dog is going to bark all day if you do and you will end up with really mad neighbors.

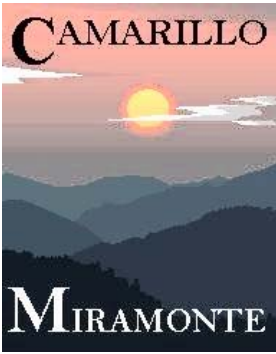


**SNAKE SEASON!**

Please watch for snakes when traversing the nature trail, as this is the time of year when they are most prevalent. Most snakes, including rattlesnakes, would prefer to avoid you, and given the chance they will usually slither away.

To avoid them, the following actions are suggested:

- Make noise when walking on trails or hills.
- Don't reach up or over any place you cannot see.
- Look carefully before stepping over logs, rocks, etc.
- Don't sit on a log, rock or any area without checking it thoroughly.
- If you see a snake, give it a wide berth and walk around it.
- During hot weather, be more careful in the mornings and evenings when they are active.



**Homeowners Association Special Notice**

May 2017

**Next Board Meeting:**

Monday, July 10, 2017, 6:30 pm

**Special Notice: Pressure Regulators**

The Miramonte Board and management has been notified that some homeowners or tenants are adjusting their pressure regulators to increase the water pressure in their homes after the re-pipe, and beyond recommended levels. The Association checked all pressure regulators in 2010 and made replacement pressure regulators available to homeowners if needed. Owners were notified at that time and again during this current project that having the water pressure set too high could cause damage to their appliances or homes. The CC&R's that govern the HOA state in Article XIV, Section 3 that each owner is responsible for damages and liabilities due to their failure to maintain their property.

When CIDology performed testing last year, they noted many of the units had pressures set far above recommended settings, many over 100, 120, and even 130 lbs. Appliance manufacturers recommend pressures be set between 55 to 65 lbs.; if water pressures are above that, it could void warranties and cause damage to appliances such as dishwashers, clothes washers, refrigerator ice makers and water softeners. High pressure can also cause hammering, excessive noise, and wear & tear within the system, as well. CIDology is setting pressures at approximately 60 lbs. for each new regulator during this re-piping project. If residents attempt to adjust the regulator higher, it is designed so that the relief valve will trip causing water to flow outside the home until the pressure has been reset to 60 lbs.

Homeowners are being notified that increasing the pressure beyond the 55-65 lb. range can cause damage to the piping systems and appliances, which will make owners personally responsible for any and all damage that may result, including flooding and damage to neighboring units. If residents tamper with the system resulting in a service call that is not warranty compliant, the homeowner will be billed the cost of the service call. Homeowners are responsible for the actions of their tenants.

With changes such as these it can take a bit to get used to the new conditions. The 60 lb. pressure is ample, and will provide adequate water flow to the home. Most people will only notice the pressure difference in the shower. Cleaning and or replacing old shower heads that tend to clog from the effects of hard water may help improve the flow of water through them. Cleaning all aerators at faucets at kitchen and bathroom sinks may also be helpful.

The HOA with its contractor are working diligently to replace these regulators and set them at the optimum setting where damage is less likely to be caused. The cost of these pressure regulators is included in the special assessment.

**Anchor Community Management, Inc.**

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**Web Page:** [anchorcommunitymgt.com/miramonte.htm](http://anchorcommunitymgt.com/miramonte.htm)

**After Hours Emergencies** 805-558-6581

**Billing Questions:** [julie@anchorcommunitymgt.com](mailto:julie@anchorcommunitymgt.com)

**Common Area Manager (CPM):** 805-987-8945

**Cornwall Security:** 805-676-1828 or 866-921-1238

**Plumbing Project Construction Manager:** CIDology: 855-898-3600, [miramonte@cidology.com](mailto:miramonte@cidology.com)





NEXT BOARD MEETING: Monday, May 1, 2017, 6:30 pm

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### UNAPPROVED GARAGE DOORS MUST BE REPLACED



Several owners at Miramonte have replaced their garage door with one that is not approved. Those owners will be

required to replace the door, during escrow or sooner, with the approved door. The only approved garage door is the Martin 24 gauge 'Cornerstone' (formerly called Woodline), 16' x 7' short panel door in white. Garages that are attached to condos must also have vents in door, as required by code. Architectural approval is required to confirm the correct door is installed. The architectural request form and details on the garage door are on the Miramonte webpage.



### REMINDERS FOR ALL MIRAMONTE RESIDENTS

In an effort to try and keep the rodent population under control, except for hummingbird feeders, **birdfeeders are not allowed** in Miramonte. We kindly ask that all pet food and any other food source, including water, be removed from anywhere outside your unit. These sources are now causing a serious rodent problem at Miramonte. Please immediately remove them from your patio areas!

**Guest parking is only for guests** and not for Miramonte residents. Cornwall Security provides parking patrol services to Miramonte and will tow vehicles that violate this policy. A resident parking in a guest parking space and using a 'guest pass' is not considered a guest. See article below re: using guest parking for the HOA re pipe project.

Owners are responsible for keeping their **tenant information** up to date with management including vehicle info. Register online or get the printable form on the webpage.

The **pool** is traditionally heated for Memorial Day weekend, and usually remains heated until the end of October. These dates can change depending on weather. Both spas remain heated year round.

**Dogs off leash** and dogs not being picked up after are a problem in Miramonte. Dogipot stations have been installed in 5 locations around the community so please use them to pick up after your dog if you didn't bring a bag with you.

These are just a few of the rules. The Rules & Regulations can be found and downloaded from the Miramonte webpage shown at the top of this newsletter. All rules violations are subject to fines for non compliance.

### RE-PIPE PROJECT SOON TO BE UNDERWAY

With a little bit of luck, the Miramonte re pipe project will begin soon after you read this article. CIDology is aiming for a March 27<sup>th</sup> start date.



CIDology has been sending info to Miramonte owners in the form of short videos and emails. From this point on, it is crucial for residents to read and listen to everything that is sent from CIDology, as the information will help residents to understand how they will be affected during the project.

Anchor Community Management has included on the Miramonte webpage the map showing estimated start dates for buildings. That map will be updated as CIDology makes changes.

### Who's Who When it Comes to the Re pipe Project?

**Repipe 1** – is the plumbing company selected for this project. They have a tremendous amount of experience in doing these types of project for HOA's. They are responsible for the plumbing and the drywall repairs.

**CIDology** – is the CM (construction management company) who is responsible for integrating all facets of this project. They will schedule, supervise, problem solve and be responsible for every aspect of the Re pipe. Owners/residents are to contact CIDology and not the plumbers.

Should you have a scheduling issue, please contact CIDology directly and they will make every effort to accommodate you. Their toll free number is 1 855 898 3600. Please refer to Camarillo Miramonte when speaking with them, as they manage many projects for many HOA's.

**Anchor Community Management** –is the managing agent for Miramonte. They will try and answer questions and point owners in the right direction for more info.

**You!** Please update your contact and vehicle information, both will be very important during this project. Owners in the first section of the project have already been sent reminders.

**Parking during the project** – it is likely that the plumbers will need access to garages, if not for re piping, then for staging materials. Residents are allowed to park in guest parking **only** during the time their unit is being worked on. Once the workers leave your unit and move on to another, you may not park in guest parking. Each day, management is provided a list of units still being worked on and management shares that list with Cornwall Security. Cornwall is still monitoring parking, and ticketing and towing those who illegally park in Miramonte, so make sure you park there only when your unit is being worked on.



NEXT BOARD MEETING: Monday, March 6, 2017, 6:30 pm



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**FUTURE DEVELOPMENT OF GOLF COURSE**

Many Miramonte residents have asked how they can either get involved or stay informed about the future development of the Camarillo Springs Golf Course.

A committee, to be made up of local residents, is being formed with the goal of providing input into how the golf course is changed in the future. There are already several active members on this committee, and if you want to become involved and add your name, simply contact Hal Hyman, contact info@anchorcommunitymgt.com or 388 3848 ext 1 for his contact information (we didn't want to post it on the webpage).

The Miramonte Board of Directors encourages concerned residents to get involved, so you have some say in how this project takes shape.

**RE-PIPE PROJECT UPDATE**



Brian Smith, principal in CIDology and project manager for the upcoming Miramonte re pipe project attended the January 9<sup>th</sup> Board meeting and answered questions from the audience about the project.

We are working towards an early March start date. Whatever start date is ultimately chosen, Miramonte residents will be given plenty of notice. CIDology will have an on site presence during the entire project so resident concerns can quickly be addressed. Each owner will be given a packet of information about this project in the near future.

Once the project starts, if leaks develop in units not yet re piped, the plumbing contractor will handle them with a separate crew.

Recently, Miramonte owners received a petition generated by a few owners who are not in favor of this project in its current form. While this group agrees that re piping needs to be done, they object to re piping all units as they maintain the upstairs units don't need to be re piped because they don't have slabs and therefore (supposedly) don't leak.

What all owners should be aware of is that the plumbing in the upstairs units actually runs downstairs and goes through the slab in the unit below. We know this because there have been several slab leaks in downstairs units which, when

traced, were found to be the result of the upstairs unit's plumbing leaking. In fact, one of the current Board members has experienced 4 slab leaks in her unit, all of which came from the upstairs unit piping.

As the name at the top of the petition suggests, "Homeowner's Petition to Revise the Assessment", the authors of the petition ask that the Board stop action until such time as a special meeting is called and another vote is taken on a special assessment, this time to exclude re piping the upstairs units.

Miramonte residents may view on diagrams provided by CIDology how the current plumbing is routed simply by checking out the info on the Miramonte webpage. An abundance of information has been provided on this proposed project which, when read, will probably answer your questions. If not, Anchor stands ready to help you get the answers you need. CIDology is also available to answer any and all questions related to this project.

A response to the petition has been generated by Miramonte legal counsel and sent to all owners.

**RECYCLE THE RIGHT WAY, PLEASE**

Article from City of Camarillo newsletter, www.ci.camarillo.ca.us



Our trash and recycling contractors, Harrison Industries—and Mother Nature—thank you for recycling. But to make your efforts worthwhile, we need you to do your best to keep unrecyclable trash out of your blue residential recycling barrels. Harrison is finding that recycling barrels contain food contaminated items like soiled paper plates, pizza boxes, and tin cans full of food, which often spill all over otherwise good recyclable materials. Plastic food and carryout bags are a big problem, too. These plastic bags are not recyclable from your home. Instead, we encourage you to return them to the stores. They don't want them to end up in our landfills, either. Look for a collection bin near the front of the store. And please do not place recyclables inside plastic bags. Workers have to slow conveyor belts to rip open bags that contain recyclables, thereby impeding the sorting process. Thank you for your help as together we move toward "Zero Waste." KEEP IT CLEAN!



NEXT BOARD MEETING: Monday, January 2, 2017, 6:30 pm



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**TREE TRIMMING COMING IN 2017**



Approximately 175 coral, palm, poplar, jacaranda and sycamore trees are scheduled to be trimmed in early February 2017.

Tree trimmers are so busy these days that we have to wait months in some cases to get a slot on their schedule. This trimming is expected to take 5 days.



**SPECIAL RE-PIPE ASSESSMENT PASSES!**

Miramonte ballots in favor of the special assessment numbered 88. Ballots cast against the assessment numbered 70.

We are grateful that participation was so high. It means whether they voted in favor or against the special assessment, many, many owners were actively engaged in the process and had a part in the decision. Thank you to Cecilia Trefsgar, Maria Elena Lemus, and Matthew Padron who volunteered to count ballots.

Since the special owner meeting took place on September 22, 2016, at least 4 more leaks have been reported. The Association cannot continue to fund these repairs as they simply do not have the cash. The approval of the special assessment will allow the Board to handle the situation in a thorough and professional manner and alleviate the inconvenience to residents repairing these leaks causes.

We don't have a start date yet for when the special assessment, and later the re pipe project will start. We will notify you when a date is nailed down, at least 30 days in advance.



**ADDITIONAL HOMEOWNER MEETING TO BE HELD**

At the November 7<sup>th</sup> Board meeting, a few owners expressed a desire to share information they have gathered regarding the repipe project. Others expressed a desire to have more of their questions

about the pending re pipe project answered.

To accommodate these requests, another Special Owner Meeting has been scheduled for December 5<sup>th</sup> at 6pm in the Springs clubhouse (not the Orchid Room where last special meeting was held). Owners are encouraged to bring their questions!

There will not be another vote on the special assessment. The meeting is being held so that owners may get their questions about the repipe project answered and so that any folks with suggestions many be heard.

**ANNUAL MEETING A SUCCESS!**

It wasn't easy, but thanks to several cooperative owners bringing their ballots to the clubhouse at the last minute, we were able to make quorum!

Three Board positions were open and three candidates ran. The voting results were as follows:

- Jamie Baird ..... 80 votes
- Greg Olewiler ..... 105 votes
- Val Wyatt ..... 99 votes

These three owners join Richard Camacho and Daryl Lee on the Board.

The IRS ruling 70 604 was approved with 103 votes in favor and only 4 votes against.

Thank you to all who participated and to Sheryl Duane, Maria Elena Lemus, and Matthew Padron who helped count the votes. It really does take a village!



**PET WARNING**

Management was recently made aware that a very sad situation that took place in the Springs HOA.

A 35 pound dog lost its life due to being attacked by a large hawk. We are unsure if the hawk attacked the dog while it was on leash or if the dog was loose.

Regardless, a large hawk with a 4' wind span has been

seen in the area lately.

We take that opportunity to remind residents:

- Do not leave dogs outside unattended
- Keep them on a leash of no more than 6 feet whenever outside, even in the backyard.
- It is recommended that you not walk small dog in the Nature Park.



### GUTTER CLEANING SCHEDULED

As occurs each year, Miramonte has engaged the services of Tri Counties Power washing to clean the gutters and downspouts, as needed. They are scheduled to do this work from January 9 – January 17. Of course, any days it rains will delay completion.

Residents are reminded they will likely see workers on the roof during this period of time. Should the workers leave a mess in your backyard or anywhere in the common area, send an email to Anchor and they will see that the mess is removed.

### ADOHR LANE PERMIT RENEWAL TIME



The Camarillo Springs Common Area Board of Directors (different from the Miramonte Board) requires that Adohr Lane parking permits be renewed annually in December. (Camarillo Springs is the master association that covers the gates, Adohr Lane and the RV lot). All Adohr Lane permits expire Dec. 31. This year, those who have the same vehicles they had last year, won't be required to submit to a garage inspection. If you have changed any vehicles, however, a garage inspection will still be required.

To apply for a parking permit on Adohr Lane, please call the Camarillo Springs manager, Paul at Community Property Management (CPM) at 987 8945 or email paul@cpm1.com. CPM will alert Anchor if a garage inspection is needed. Please include your email address for easy scheduling. The application and rules are posted on the webpage.

Those applying for an Adohr Lane permit must have a current resident registration on file with Anchor Community Management. Forms are available on the webpage. **With the holidays coming up, it will be easier to renew your permit if you start early!**



### HOLIDAY DECORATING ETIQUETTE

We know that many Miramonte residents like to put up lights on the exterior of their units and garages. The

HOA is fine with folks decorating for the Holiday Season. We just want to remind you of a couple of requirements if you do so.

Lights and decorations must not be attached with nails, screws or any device that intrudes into the exterior of the buildings. The easily found plastic suction cups are acceptable and you are asked to use these to attach lights and decorations. Each year, several Miramonte folks receive violations for installing lights around their garage doors or balconies with nails. Even very tiny nails make an opening in the wood frame which then becomes an attraction for water intrusion, wood rot and termites.

**PLEASE: do not go up on roof and do not install any decorations on the roof! Going on the roof creates maintenance issues (cracked tiles, etc.) which will lead to leaks.**

Please remove all lights and decorations no later than January 10th.

### UNSIGHTLY HOSES ARE ALSO DANGEROUS



We remind all Miramonte residents that hoses should be kept in garages and out of sight. Having them lie in the bushes or anywhere outside where visible from the street does not add to the curb appeal of the community.

Many times, residents use their hose and just toss it back towards the bushes, with part of it sticking out. Doing so can create a liability issue as people can trip over them.

Please show your pride in living at Miramonte by keeping those hoses in your garage when not in use. Do not leave them outside!



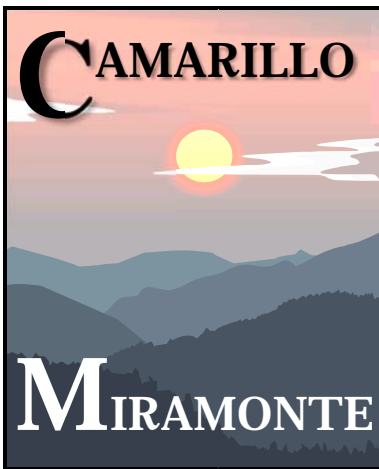
### SPEED LIMIT ON ADOHR IS 15 MPH, NOT 45 MPH!

The speed limit on Adohr Lane is 15 mph, not 35, or 45 mph!

It isn't out of the realm of possibility that a deer could be crossing the street when you are speeding up the street. Hitting the deer would be very bad for you, the deer, and the vehicle.

Now, that is gets dark earlier, it is more difficult to see people out walking, or people and dogs out walking, any of which can cross the street at any time. If you are speeding, you are not going to stop as easily as you would if you were going the speed limit.

We also ask that you come to a complete stop at any STOP signs you encounter. We are asking for your cooperation in helping to keep the Springs communities safe.



ANNUAL & BOARD MEETING: Monday, November 7, 2016, 6:30 pm



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### SPECIAL HOMEOWNER MEETING WELL ATTENDED

The September 22<sup>nd</sup> special meeting about the re pipe project was attended by more than 100 people. 80 Miramonte homes were represented.

Brian from CIDology, the construction manager (CM) for the proposed re pipe project moderated the meeting and shared a video which addressed the issues including, but not limited to:

- The site inspections testing conducted by CIDology to establish causation of leaks that have occurred and to establish the probability of leaks that will occur in the future.
- Causation of the 63 known incidents of leaks in the copper piping.
- Analysis of 4 possible solutions, recommended re pipe with PEX.
- Contact and interview of several qualified companies who specialize in large repipe project such as Miramonte. Board decision on hiring one.
- Formation of budget. Total project cost is budgeted for \$2,167,308.

How to pay for the project:

Lisa Ann Rea, VP, Mutual of Omaha Bank presented how an HOA loan is structured differently from any other kind of loan. It is called an "Unsecured Commercial Loan" and the interest rate is 4.65%. Several audience members asked questions which Lisa answered.

Legal issues:

Kevin Carter, with the law firm of Loewenthal, Hillshafer & Carter, was present to discuss how a special assessment levied on each unit and in the amount of \$9,9441.78 would be needed to repay the loan. Approval of the owners would be required to pass this special assessment.

Kevin further advises that if this plumbing situation reaches emergency status, the Board will have the right to impose a special assessment without a vote of

the owners.

**Q & A** A sampling of the questions asked and answered that evening were as follows:

- Why is the cost of the project so high?  
Labor is the largest part of the cost. It will take five (5) eight (8) hour days to re pipe each unit.
- Will the contractor take care of collateral damage?  
Yes, the contractor is responsible for repairing collateral damage.
- What will happen if a majority of the owners vote against the special assessment?  
The longer we wait, the more likely the cost of the project will rise. In the meantime, more leaks will arise. The Board will most likely have to raise dues just to pay for the leaks as they deplete the Association's cash. If the vote fails, the Board will decide whether to try again with a special assessment, or to raise dues the maximum each year to pay for the project over time. The project will cost more to do it over time, so the cost to the owners will be higher than what was quoted.
- Could high pressure damage the new PEX pipes?  
Yes. That is why new pressure regulators will be installed as part of this project and they will be set and locked at 75 psi.

### Where Can I Go To Get More Information On This Subject?

Go on the Miramonte webpage shown at the top of this newsletter. At the top and in the middle of the page, you will see 'Re Pipe Special Assessment Vote.' When you click on the Q&A, you will find many helpful documents that may answer your questions. You may also contact, either by phone or email, Anchor Community Management (info@anchorcommunitymgt.com) and/or CIDology (miramonte@cidology.com) with your questions. Both are here to help and are prepared to answer your questions.

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### SPECIAL MEETING ABOUT THE PLUMBING PROJECT COMING SOON

CIDology, the construction management company hired by the Board to oversee the repipe project, has completed their investigation into the cause of the plumbing leaks. The problem has been determined to be wet subsoils which cause corrosion to the pipes. The only permanent solution to the problem is to completely repipe all the units.

CIDology prepared and sent out a bid package to qualified contractors and will provide their analysis of bids to the Board.

Meanwhile, enough information has been gathered to hold a Town Hall meeting with the Miramonte owners. **The Meeting is scheduled for Thursday, September 22, 2016 at 7:00 pm at the Orchid Building**, by the Camarillo Springs off ramp from Hwy. 101. CIDology will make the presentation and answer questions from owners. The Miramonte legal counsel will also be present to advise on any legalities associated with the anticipated work to be done.

The funding of this repipe project will need to be via a special assessment of the owners. Pricing, both per the project and per unit will be provided at that meeting. At this time, the Board has not selected a contractor. Please don't call management at this time and ask for the cost!

As required by CA Civil Code, a vote of the owners to levy that special assessment will be required. Owners will be given ballots the night of this meeting and may vote them either that night or anytime during the following 30 days.

We are hopeful owners will pass the special assessment as the HOA cannot afford to keep absorbing the costs of slab leaks without some sort of funding (special assessment) in place. Either we solve the issue once and for all by repiping, or we continue to raise the dues

so we can continue to respond to the leaks (but not permanently fix them).

No reservations at the Special Meeting are necessary. Just show up and be prepared to listen and ask questions! **The meeting is for homeowners only.**

### POOL/SPA NOISE TRAVELS AND WAKES FOLKS UP

We know the pool and spa rules state that both are open until 10:00pm. While that is true, what is also true is that people in the pool and spa at night should know that noise travels and sometimes what happens in the pool or spa does not stay in the pool and spa, but travels to nearby homes.



We ask that those of you who use the pool and spa at night exercise courtesy by keeping the noise level down so that nearby residents are not disturbed. Although the pool and spa are open until 10 pm, your neighbors would be very appreciative if you kept the noise down before that time.



### AREA UNDER STAIRS IN NOT A STORAGE AREA

Some Miramonte residents have taken the liberty of using the area under the outside staircases as their own personal storage area. Please be advised that area does not belong to individual owners, but rather to the HOA, and is not available to any individual for use.

Residents who use the area as storage are asked to remove all the items and keep them somewhere on their own property. Items kept in those areas are visible to others and give the community a less than favorable look. They also can interfere with air conditioning units functioning, and prevent the landscapers from blowing leaves and debris out of the area, adding to the untidiness.

If you have items stored in those areas, please relocate them immediately.





NEXT BOARD MEETING: Tuesday, July 5, 2016, 6:30 pm



ANCHOR COMMUNITY MANAGEMENT, INC.  
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805 388 3848 FAX: 388 0856  
info@anchorcommunitymgt.com

WEB PAGE: anchorcommunitymgt.com/miramonte.htm

AFTER HOURS EMERGENCIES: 805 558 6581

BILLING QUESTIONS: julie@anchorcommunitymgt.com

SPRINGS COMMON AREA MANAGER (CPM): 805 987 8945

CORNWALL SECURITY: 805 676 1828 or 866 921 1238

**FENCES AROUND PATIOS NEED TLC**

If you have a fence around your patio, there is a better than average chance it needs some maintenance. Some of them are in need of painting; some look like they are falling over and some have broken slats.



Please take a look at your fence (even if it is vinyl) and make sure it is looking good. We would rather not issue violations and possibly fines, so make sure your fence is in tip top shape at all times.



**ABSOLUTELY NO PETS AT POOL OR SPA!**

The County of Ventura Environmental Health Department is the organization who inspects public pools and spas, such as those at Miramonte. They have strict regulations about how the pool and spas must be maintained and about how they are operated. One of their no no's is a pet in the pool or spa. They are absolutely forbidden to be let inside the fence.

We know that most dog owners are passionate about their pets, and that is fine with us. However, dogs are still not allowed inside the pool or spa fenced areas. If you bring your dog to the pool/spa area, there is a very good chance someone is going to report you and the Association will level a \$100 fine plus any costs associated with the cleaning of the pool/spa.



**FIREWORKS PROHIBITED IN MIRAMONTE**

We remind all residents that fireworks are prohibited in Miramonte. The obvious safety and fire hazards aside, setting off fireworks is greatly disturbing to pets. It is also a violation CC&R's under the nuisance clause.

Please do not use fireworks in Miramonte. Instead, you can catch the fireworks display close by at Adolfo Camarillo High School:

**July 4, 2016** City of Camarillo Fireworks Spectacular will be held at Adolfo Camarillo High School located at 4660 Mission Oaks Blvd., Camarillo, CA 93012. Event begins at 4

p.m.; with fireworks at 9 p.m. Festivities include live entertainment, kids' activities, food vendors and more. \$2 admission, with kids 5 and under free. Free parking and shuttle from the Metrolink Station. Call (805) 388 5349 for more info.



**IT'S SNAKE SEASON . . . BE ON THE LOOKOUT!**

A Miramonte owner reported coming across a 7' long snake on the nature trail recently, so we encourage all who travel that path to look out for snakes!

Most snakes, including rattlesnakes, would prefer to avoid you, and given the chance, they will usually slither away.

To avoid them, the following actions are suggested:

- Make noise when walking on trails or hills.
- Don't reach up or over any place you cannot see.
- Look carefully before stepping over logs, rocks, etc.
- Don't sit on a log, rock or any area without checking it thoroughly.
- If you see a snake, give it a wide berth and walk around it.
- During hot weather, be more careful in the mornings and evenings when they are active.



**PLUMBING PROJECT MOVING ALONG**

CIDology is has completed stage 1 of the plumbing project. That stage was dedicated solely to the evaluation of the site. They inspected the community and reviewed many, many relevant documents provided by management. They also contacted and interviewed any vendor who participated in the remediation of the leaks to get a better idea of what caused them. Generally speaking, the copper pipes are failing. Corrosion from ground waters and effects of high water pressure appear to be the most obvious causation, rather than the condition of the water supply.

CIDology is now involved in stage 2. This stage includes project development, the bid process and establishing a preliminary budget for the project. The special meeting is still pending. We will keep you informed.