



NEXT BOARD MEETING: Monday, July 2, 2018, 6:30 pm



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

WEB PAGE: anchorcommunitymgmt.com/miramonte.htm

AFTER HOURS (EMERGENCIES ONLY): 805-558-6581

BILLING QUESTIONS: julie@anchorcommunitymgmt.com

SPRINGS COMMON AREA MANAGER (CPM): 805-987-8945

CORNWALL SECURITY: 805-676-1828 or 866-921-1238

### SNAKE ALERT!

Please watch for snakes at all times, whether you are traversing the nature trail or doing some gardening on your back patio. This is the time of year when we begin to see more of them. One of the owners in The Springs HOA, across the golf course from Miramonte, was recently gardening in her backyard, when she reached under some plants she was bitten by a baby rattlesnake. She was checked out by her doctor who declared her to be fine. Most snakes, including rattlesnakes, would prefer to avoid you, and given the chance they will usually slither away. However, when startled, as in this situation, they are known to strike.



It probably isn't as likely for a snake to get onto a Miramonte patio, but it isn't impossible for them to do so. Please be vigilant for your own sake and that of any children or pets in your home.

We know many Miramonte residents walk the Nature Trail so we take this opportunity to remind you ways to help avoid snakes while doing so:

- 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.



There's No Poop Fairy  
**PICK IT UP!**

### GOLF COURSE IS NOT A DOG PARK

Many people believe the golf course is open to anyone at any time. Actually, it is private property and people who walk on the golf course property are trespassing. Even more worrisome are Miramonte residents who trespass on the golf course property, let their dogs do their business and, don't pick up after their dogs.

People who walk their dogs on the Nature Trail aren't

trespassing, but some are not picking up after their dogs. Those people, who walk the trail after someone's dog has done its thing, find it greatly annoying to come across a pile of dog poop.

Be thoughtful and be kind, please pick up after your dog anytime you are outside. Grab a bag from any of the doggie stations in Miramonte and take it with you before you go on a walk with your dog(s), then dispose of it properly.



### 2018-2019 BUDGET APPROVED

At their May 7<sup>th</sup> meeting, the Board approved the 2018-2019 budget, which includes an increase in the monthly assessments. The increase is in the amount of \$10 per month per home.

There are two main reasons for the increase: the reserve study showed that that a \$9.00 per month increase per unit was necessary because the HOA is getting older and more things tend to need replacing as the community ages. Replacing those items as needed costs more money each year. The second reason for an increase is due to the increased costs of hiring a new landscape company. The previous one was less expensive, but was not providing good service to the residents. The new company is providing much better service, but costs \$6 per unit more each month.

The suggested total increase was \$15 to cover the extra costs outline above. The Board unanimously approved a \$10 increase which will cover the increased landscape costs and still add \$4.00 more each month from each unit towards the reserves.

The new monthly assessment amount will kick in on July 1, 2018. *If you pay on-line, please change the monthly amount in order to avoid racking up late and interest charges.*

**PLEASE SLOW DOWN ON ADOHR LANE! A YOUNG MAN RIDING HIS BIKE WAS ALMOST HIT RECENTLY, AS WAS AN ELDERLY WOMAN WALKING HER DOG.**