

NEXT BOARD MEETING: Monday, September 11, 2017, 6:30 pm

CAMARILLO

MIRAMONTE



ANCHOR COMMUNITY MANAGEMENT, INC.

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

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

**RE-PIPE PROJECT UPDATE – JULY 10TH***as provided by CIDology, the project manager*

- Re-piping has been completed at 80 units
- Average # of days to complete a unit: 5
- 50% of residents are using lockboxes provided by CIDology
- 22% of units are rescheduling from original date
- The shower valve replacement process has proven successful.
- Homeowner modifications continue to be encountered; some are involved within their own remodeling processes during the scheduled re-pipe. Some have asked CID for costs to finish their remodel and CID has opted out as they do not want to lose focus on the primary project.
- Deteriorated fixtures – fixtures and appliances continue to be found that are leaking, broken, disconnected and in disrepair. CIDology is advising the residents of same and leaving angle stops in the OFF position, awaiting action by the homeowner, who would open the valve once repaired.
- Work is proceeding much like planned and scheduled with good results and generally satisfied owners and tenants.

In addition, we happily advise that the project is on budget and there have been no change orders issued or processed!

Owners are reminded that special finishes they may have installed in their units, such as wall coverings or built-ins are not covered under this project. Owners at their own expense must remove and install any

specialty items. CIDology has advised owners and tenants of this as they progress through the project.

Owners are further reminded that a refusal by their tenant or by themselves to allow entrance into the unit to complete the re-pipe will result in legal proceedings being initiated. The plumbers must re-pipe every Miramonte unit in order for this project to succeed. Owners or tenants may not opt out of the project.

CIDology has expressed gratitude to the great majority of the owners and tenants who have cooperated in full with this project. Because of this cooperation, the project has been allowed to progress on schedule with very few interruptions.

**NEW WATER PRESSURE SETTINGS**

Some Miramonte owners have offered complaints about lowered water pressure as a result of the re-pipe project. The new regulators are being set at manufacturer recommended settings (55 -65 lbs) of 60 psi. Owners who reset them higher are likely going to void the warranty on them as well as cause noise in the pipes issues and possible damage to washers, ice makers and water softeners.

CIDology is recording set pressures of approximately 60 lbs. at each new regulator when re-pipe is completed. The new pressure relief valves are also factory preset at 75 lbs., as a secondary measure to control HIGH pressure so that residents attempt to adjust the regulator (all regulators are adjustable as adjustment may be necessary over time as system pressures change), the relief valve will trip, causing water to flow outside the home until the pressure has

been reset to 60 lbs. If this happens and residents contact Anchor to send someone to fix it, the homeowner will be charged the cost to do so.

Please do not reset the regulators! The Miramonte Board will be coming out with a detailed policy regarding this closer to when the project is near completion. This is a follow up to the special notice sent out in May.



BE ON THE LOOK OUT

Two Miramonte gentlemen owners recently advised that in the middle of on June night, they noticed 4 individuals in hooded sweatshirts casing the neighborhood and checking doors. This activity was reported to the Police and the common area gate cameras were reviewed. To our knowledge, identification of the individuals was not made.

We encourage residents to watch for suspicious behavior and report any such behavior to the Police right away.



GOLF COURSE COMMITTEE

This committee is comprised of owners from each of the five Camarillo Springs HOA's. Currently, two Miramonte owners are a part of the committee, but more owners are encouraged to join. Some of the other HOA's have several members on the committee which allows them a greater voice in the process.

Each of the five HOA's is advocating for what is best for their own HOA. This has translated into some of the other four HOA's encouraging the proposed development of new homes to be build adjacent to the Miramonte border! The Miramonte representative (there was only one at that time) advocated for the homes to be build adjacent to the driving range, which the developer proposed in the beginning.

New Urban West (NUWI) has been tasked by the golf course owner to re-engage the community to develop a plan for the golf course redevelopment to submit to Camarillo City Council; and they want to present their initial ideas to Camarillo Springs residents for their reaction, input and collaboration.

Miramonte owners who are interested in joining this committee may contact Anchor Community Management for meeting dates.