



MISSION RIDGE COMMUNITY ASSOCIATION NEWS

i M A Y 2 0 1 7 h

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

info@anchorcommunitymgt.com
www.anchorcommunitymgt.com/
MissionRidge.htm

Next Board Meeting: Wednesday, May 24, 6:30 pm, Anchor Office, 215 Daily Drive #10, Camarillo

POOL BATHROOMS EXPERIENCE PROBLEMS

Memorial Day occurs at the end of May and is considered the official start of the pool season. We are hopeful that Mission Ridge residents will keep things on the down low at the pool and spa this year, just as they have done in most past years.



When you take advantage of the pool/spa amenities, we ask that you check out the bathrooms (ladies check out ladies' and men check out men's) and make sure things are as they should be. Mission Ridge has experienced many backups in those toilets, almost always caused by people either deliberately or by carelessness. We have sent a camera down sewer line to see if there is an issue and have found none. Human beings seem to be causing this problem. If you find an overflowing toilet, please turn it off at the angle stop (valve behind toilet) and notify management. They aren't going to send someone out after work hours, but will the next work day. If you notice any questionable activities that could be compounding the issue of toilets overflowing, please let management know.

We thank you for your vigilance and we look forward to dry bathrooms this pool season!

GARAGE DOOR REPLACEMENTS HAVE BEGUN!

New garage doors have arrived at Anytime Garage Doors and they began installing them the week of April 17th. With the cooperation of residents, we are optimistic we will complete this project this year.



Any Mission Ridge owner or tenant of owner who has not provided access to the garage in years past will have this one last opportunity to get a new door installed. After this round, those people who did not provide entry will be responsible for purchasing the same garage door.

Anytime Garage Doors expects this project to be wrapped up in May. Thank you to all who have been patient during this project!

NEW POOL/SPA DECK COMPLETED

The new pool and spa deck is in and ready for the upcoming pool season!

The County Environmental Health Department inspected and signed off on the deck, the vendor is paid and all that is left is for Mission Ridge residents to enjoy it!



Speaking of the pool, below is a partial list of pool rules all Mission Ridge residents and their guests are expected to follow:

- Guests must be accompanied by a Mission Ridge resident at all times.
- No glass is permitted within the pool or spa area.
- The gate must NOT be blocked or tied in the open position, for any reason.
- Persons under age 16 are NOT allowed in the pool or spa unless accompanied by a resident person over 21 years of age.
- **No animal is allowed inside the pool or spa area at any time.** Violators will be charged the cost of draining the pool or spa and refilling with water and chemicals. This is a Ventura County ordinance.

A complete set of the rules can be downloaded from the Mission Ridge webpage.



WHEN REPORTING A LIGHTING ISSUE...

Management is appreciative when residents let them know about lights out around the complex. To make sure the vendor can find the appropriate light, please include the type of light, i.e.; light in landscaping, globe light over RV lot, light pole, etc. It is also helpful to provide the nearest address to the light. Also, mention if the light is blinking or just off altogether.

With this information, we are better able to point the vendor in the right direction!



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Next Board Meeting: Wednesday, March 22, 6:30 pm, Anchor Office, 215 Daily Drive #10, Camarillo

NEW POOL AND SPA DECK APPROVED



The Board met with the owner of Concrete Asphalt Specialists (CAS), and discussed in detail the replacement of the pool and spa deck which is required by the County of Ventura.

Ultimately, they chose to go with a cement overlay which will look similar to the existing deck, but without the flaws! CAS will first grind the entire existing concrete pool and spa deck. Then, they spray a modified cement overlay and give it a 'knock down' look for non slip compliance. The whole deck is then sealed.

The Board chose an upgraded sealant, CRU which means Chemical Resistant Urethane, and which is a 2 component cross link system. It should last 5 times longer than the regular 1 component sealer.

CAS is in the process of obtaining the permits and approval for the product from the County Environmental Health Department. Once that takes place, it is just a matter of scheduling the work and getting it done.

GARAGE DOOR REPLACEMENTS – PROJECT WILL BE FINISHED THIS YEAR!

The Board reconsidered the replacement of the remaining garage doors. Originally, this project was going to be spread out over 5 years. We are entering year 4 at this time.



Board asked the manager to ascertain if the manufacturer would give Mission Ridge a price break if they ordered all the remaining doors this year, which amounts to 20 small doors and 5 large doors. We did get a minor price break so we anticipate finishing the project this year.

When the doors have arrived, Anytime Garage Doors will begin contacting owners/tenants and setting up appointments to install.

ANNUAL MEETING RESULTS



Thank you to the Mission Ridge owners who mailed in their ballots in January, however we were just one ballot short of the 51% quorum. We did have enough to establish a reduced quorum and count the ballots at a later date, as provided by the By Laws.

Re elected to the Board were:

Jennifer Bunde – 27 votes

Glen Dewar – 25 votes

The IRS ruling 70 604 was also approved with a vote of 25 in favor and none opposed.

Board will choose their positions at the next meeting on March 22, 2017.

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!



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Annual & Board Meeting: Wednesday, January 25, 6:30 pm, Anchor Office, 215 Daily Drive #10, Camarillo

PROBLEMATIC PARKING



Due to guest parking spots largely being used by residents or by people who are not guests, the Board of Directors is once again considering hiring a security company to monitor the parking. Hiring an outside company is the only fair way to enforce parking and will ensure the guest parking spaces are used for guest parking.

The cost of hiring a company to come through the complex twice a day (or night) will be approximately \$800 per month. That \$800 monthly fee translates into a special assessment on each unit in the amount of \$15 per month.

If a company is hired, all residents would be required to register their vehicles with management or the parking patrol company, and to provide updates as changes occur. Off site owners would be responsible for registering their tenants' vehicles. Vehicles that abuse guest parking can be towed at the vehicle owner's expense. Vehicles parked where 'No Parking' signs are installed would be towed.

Mission Ridge Condo residents do not have driveways (the stacked units). They have concrete 'aprons' which may not be used for parking.

It would be safe to say that Mission Ridge owners would not be pleased to have to pay a \$15 per month special assessment in addition to the regular monthly assessment of \$320. This special assessment can be avoided if residents follow the parking rules and do not use guest parking themselves.




ANNUAL MEETING COMING SOON!

The Mission Ridge 2017 Annual Meeting is scheduled to take place on Wednesday, Jan. 25, 2017. Nomination forms were mailed out in November and ballots will be mailed out in late December. There are two spots open on the Board, each for a two year term. In order to hold an Annual Meeting and elect a Board, we need to receive

a response from a quorum of owners (51% of the owners returning their ballots or voting at the meeting). Please vote and return your ballot by the date specified. The Association even pays the postage on the return envelope for you!

DO NOT PUT YOUR MONTHLY CHECK IN THE BALLOT ENVELOPE! Those envelopes aren't scheduled to be opened until well after the time your dues will be considered late, and you will have to pay late charges and interest fees! Use the postage paid envelope only for the election of Board members for the Annual Meeting.

2017 GARAGE DOOR REPLACEMENT LIST

This will be the third year that the Mission Ridge Board commits to replacing garage doors at approximately 10 residences, for a total of 17 doors being replaced. Anytime Garage Doors will be contacting the new recipients in January 2017 to schedule measuring dates, and then to replace the doors. 

Since every Mission Ridge owner wants their door replaced first, the Board and management had to come up with a fair way to decide which doors will be replaced each year. It was agreed and voted on that the doors will be replaced according to the date of purchase of the unit. In other words, original or long time owners who have personally paid the most into the reserve replacement fund for the doors will have their door replaced first. Replacements will continue each year based upon how long the owner has been a Mission Ridge owner.

Owners will be responsible for the motors and garage door openers. You can work that out with the Anytime Garage doors when your turn comes.

Addresses that are due for replacement garage doors in early 2017 are as follows:

5688 Recodo	5791 Recodo Way	1352 El Lazo
5692 Recodo	5756 Montessa	5764 Montessa
5724 Recodo	1368 El Lazo	1356 El Lazo

This list could change depending on owners' availability.



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Next Board Meeting: Wednesday, Nov. 30, 6:30 pm, Anchor Office, 215 Daily Drive #10, Camarillo

NEXT MEETING MOVED

The regularly scheduled November meeting falls on the 23rd which is the night before Thanksgiving.

It is a given that the Board, management and homeowners do not want to attend a Board meeting that night! Therefore, it has been moved back to Wednesday, November 30th at 6:30pm in the office of Anchor Community Management.

SOLAR BEING EXPLORED FOR POOL HEATER



Years ago, Mission Ridge had a solar system to help heat the pool. It was difficult to maintain because it was difficult to find reliable solar contractors.

Fast forward to now. Solar is a much more acceptable application these days and there are many, many more vendors from which to choose. It has also come down in cost. So, now the Board is looking at bringing solar back to Mission Ridge.

One Board member is doing the research and providing the info to the other Board members. So far, the research is not completed and no decision has been made. We will keep you updated.



NEW DECK REQUIRED AT SPA

In July of this year, the County of Ventura Environmental Health Division inspected the Mission Ridge pool and spa areas. They conduct these inspections at least yearly on all commercial pools and spas.

They found that the pool/spa area is "cracked, chipping, peeling, rough or no longer slip resistant." They then wrote a report that requires the Association to remedy this situation around the spa.

The Board and management are looking into replacing the deck coating, as a repair job isn't going to last and

we will be in the same spot in the near future. Even though the Health Department is only requiring the spa area to be repaired or replaced, upon inspection, it was obvious that the pool deck is also failing.

This is one of those items that for which we put money away in the reserves. Although it is anticipated that we will have the funds on hand to handle this replacement, it also means that we will need to immediately begin to start putting money away in the reserves for the next time it needs replacing!

Board plans to have this job completed prior to the heating of the pool next spring.

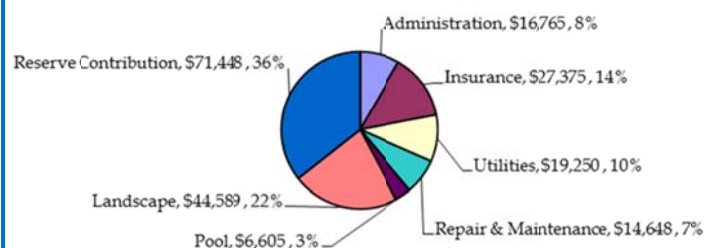
2017 BUDGET APPROVED

The Mission Ridge Board of Directors approved a \$5.00 increase to the monthly assessments (dues). This increase will be applied to the reserve funds, just as a \$5.00 increase last year was applied to the reserves. The reserves are currently funded at 41%.

The Board has been applying more and more money over the years to the reserve funds. At the same time, they have been completing major repair work on leaking roofs so the reserve bottom line hasn't changed much. However, if we did not increase the reserve funding most years, and we kept up the repair of major components, such as roofs, the reserves would eventually be depleted. Roofs are one of the most expensive repair items.

It is thought that a \$5.00 increase is a lot easier to absorb than perhaps a \$15 increase every 3 years.

Where Does The Money Go?





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Next Board Meeting: Wednesday, Sept. 28, 6:30 pm, Anchor Office, 215 Daily Drive #10, Camarillo

GUTTER PROJECT PROGRESSING NICELY



The Mission Ridge gutter replacement project is moving along, albeit at a slower pace than expected.

It is taking the installers a longer time to remove the old gutters than estimated, due to the large gutter nails being (sometimes) encased in stucco. Those 9" nails, of course left some large holes. Instead of making new holes for the new nails to go into, the installers are keeping the existing nail holes. The reason: they don't want to create even more holes in which water will be able to flow. So, the new gutters will be installed with new nails into the old nail holes.

One or two people have been concerned about the slope of the gutters. To be effective in taking the water away from the buildings, gutters must be installed at a slight slope or the water will just stay in them and not drain out.

A couple of other folks are concerned because the gutter installers don't show up every day. We started this project in the summer so there would be plenty of time to get it finished before any rains arrive. It was not a condition of the contract that these installers spend every day at Mission Ridge. Because we went with a local company, we understood that they would need to take on other jobs while still doing the Mission Ridge job.

The Manager and the Board President walk with the supervising installer every couple of weeks, or when 2 buildings are completed. They note certain items of concern and check the next time to see that those items have been properly handled.

Other than minor issues, our inspections have found the job being completed in a mostly satisfactory manner. The job is approximately 25 % completed.

LANDSCAPE HAPPENINGS



The Mission Ridge Board of Directors has committed the necessary funds to remove of the old landscaping between the driveways and replace with pretty drought tolerant plantings.

As residents may recall, we removed what was left of the turf in a couple of those areas between the driveways along Montessa and replanted with drought tolerant plants as a 'test' case. Everything flourished, so we are going to continue with the planting, and we will add decomposed granite (DG) under the plants. The DG will give it more of a resort look.

Switching out the landscaping between those driveways will help give it an updated, uniform look while hiding the tree roots.

YEARLY TREE TRIMMING TO TAKE PLACE



This year, the Board and the landscaper walked the property and identified 36 trees that will be trimmed. Look for the trimming of them to begin on August 31, 2016.

POOL HEATED THROUGH LABOR DAY WEEKEND



The pool will remain heated through the Labor Day weekend, ending Tuesday, September 6th.

After that time the pool will still be open, but the heater will be shut down. The reason it is shut down: because it costs between \$400 and \$500 per month to heat it.

Of course, the spa remains heated year round. Enjoy!



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Next Board Meeting: Wednesday, July 27, 6:30 pm, Anchor Office, 215 Daily Drive #10, Camarillo

NEW GUTTERS APPROVED



The rain gutter replacement project will begin Tuesday, July 5th. The first gutters to be replaced will be at 1372 El Lazo. Until the crew does a few, we won't know how long the project will take, but we are pretty sure it will be done by winter!

The name of the company is The Rain Drain and they are located in Camarillo. The Board chose this company after reviewing proposals from 3 companies.

THEFTS OCCURRING IN MISSION RIDGE

Management has been made aware of three recent thefts that took place in Mission Ridge. One involved a garage door being left open and items being stolen. Two other thefts happened to a neighbor. A package was stolen off her porch about 3 months ago. That package had been delivered by the Post Office. Another theft from her front porch occurred on June 3rd and involved one heavy box and one lighter box, both delivered by UPS. This resident reported both occurrences to the Post Office.



Theft from mailboxes and package theft have become very common lately. The Post Office recommends that you do not leave mail in your mailboxes (even if they are locked) overnight. It is also a good idea to make sure you will be home when a package is delivered or have it shipped to your work address. Alternately, have it shipped to a neighbor who will be home; the point being don't let it sit on your porch! We can help end these thefts if there is nothing for the thieves to steal.

The Police tell us there are thieves out there who follow delivery trucks around neighborhoods, and then double back after the delivery is made and snatch the package.

We encourage all Mission Ridge residents to watch for suspicious people who do not seem to be neighbors and report them to the Police. Capture pictures of their vehicles, if at all possible to share with the Police.

LANDSCAPE HAPPENINGS



On a recent inspection of the landscape at Mission Ridge, the Board asked the landscaper to bring them some ideas and proposals for making the areas between the driveways look better. The tree roots and water restrictions are contributing to the problem. We know it can be done because the landscaper improved a couple of those areas a year or so ago.

We will keep you posted on this subject.

REMINDER REMINDER REMINDER

We take this opportunity to remind all residents of a State of California requirement, also a Mission Ridge rule that forbids animals from being inside the pool/spa area. More simply put: do not bring your dog to the pool or spa. Off site owners are responsible for the behavior of their tenants and guests, so now is a good time for those owners to remind their tenants of this very important rule/law. The cost of cleaning the pool or spa after a dog has been in it will be levied against the owner of the unit where the offender lives.



- A few other pool/spa reminders include the following:
- Guests of Mission Ridge residents must be accompanied by a resident at all times.
- Smoking is not allowed in pool or spa areas. This includes the bathrooms.
- Entrance to the pool or spa area is via the gate ONLY. Scaling the fence is prohibited.
- Please do not leave the gate open for any reason.

Homeowners who rent their condos are reminded that in order for the renter to receive the newsletter, they must be registered with the HOA. Renter newsletters are sent via email, so make sure to include it with the registration. Registration forms are on the webpage. For a complete set of rules, go to the Mission Ridge webpage.



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POOL HEATER WILL BE FIRED UP AT END OF MAY

Once again, the Mission Ridge pool heater will be turned on for the Memorial Day Weekend which begins Friday, May 27th.

Just a few reminders to all who use the pool or who allow their guests to use the pool:

- **No pets are allowed inside the pool/spa fenced area at any time. NO EXCEPTION.** This is a health department requirement. If the pool/spa have to be drained and cleaned as a result of a pet being present, all costs, included fines levied will be collected from the owner of the unit. Owners are responsible for the behavior of their tenants and guests.
- People under the age of 16 years are NOT allowed in the pool or spa unless accompanied by a person over 21 years of age.
- No glass and no smoking are permitted inside the pool/spa gate areas.
- Please remove or properly dispose of all your trash and objects before leaving the pool/spa area. Don't leave your trash for someone else to clean up.

If you observe underage drinking, or drug use or trespassing, please call the Police.

If you would like to download a copy of these rules for your tenant or your own use, please do so by going to Anchorcommunitymgmt.com/missionridge.htm.

NO FOLIAGE GROWTH ALLOWED

Mission Ridge residents are reminded that no type of plants or greenery are allowed to grow on the buildings. Letting growth attach itself is bad for the buildings. Plant suckers damage the stucco which is newly refurbished, and cause an eyesore when the foliage is removed. It is best not to let it grow in the first place.

Please remember that the exterior body of the buildings is the responsibility of the HOA to maintain.



Because they have to maintain it, they require residents to keep the buildings free of any kind of growth.

Failure to do so will result in violations and fines being levied.



GOT GREASE?

Reprinted from the City of Camarillo CityScene newsletter, March –April 2016.

If you cook at home the answer is probably yes, you do generate fat, oil and grease (FOG). When plates, pots and pans are used and washed, FOG enters the Camarillo Sanitary District sewer collection system. Most sewer blockages in the sewer collection system can be traced back to FOG. The results can have damaging effects throughout the sewer collection system causing sewage spills, manhole overflows or sewer backups into homes and businesses. Many sewer spills enter the storm drain system and can actually make it to our local beaches.

You can help prevent this by putting all used cooking oil in a sealed container and discarding it in the trash. Another effective practice is to use paper towels to wipe greasy plates, pots and pans before washing them.

By practicing these two simple suggestions, you can avoid expensive plumber bills, reduce sewer maintenance frequency by the Camarillo Sanitary District and minimize the need for increased sewer service costs to all customers.

For additional tips and more information on the City's FOG Program, please visit www.cityofcamarillo.org and locate "FOG" in the A Z directory at the top of the home page.



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TIME TO REPLACE MORE GARAGE DOORS



It is that time of year again when we start considering the replacement of a few more garage doors. Last year, we replaced doors at 11 addresses. This year, we are looking at replacing doors at 10 more addresses.

Anytime Garage Doors will be contacting the new recipients in the next month to schedule a date to measure, plus another date to replace the doors.

Since every Mission Ridge owner wants their door replaced first, the Board and management had to come up with a fair way to decide which doors will be replaced each year. It was agreed and voted on that the doors will be replaced according to the date of purchase of the unit. In other words, original or long time owners who have personally paid the most into the reserve replacement fund for the doors, will have their door replaced first. Replacements will continue each year based upon how long the owner has been a Mission Ridge owner.

Owners will be responsible for the motors and garage door openers. You can work that out with the Anytime Garage doors when your turn comes.

Addresses that are due for replacement garage doors in early 2016 are as follows:

1347 El Lazo	5756 Montessa
5791 Recodo	5764 Montessa
1352 El Lazo	5776 Recodo
5692 Recodo	5724 Recodo
5775 Recodo	1368 El Lazo

Owners of these addresses will be hearing from Anytime Doors, aka Garage Doors, Inc., in the near future.

PIPE IN STREET REPLACED



Over the past few years, the men's and women's toilets at pool area have experienced many backups and clogs. While some these problems were intentionally caused, some were not intentional. Recently, we had Quality

Plumbing run a camera down that line to the street and what they found was roots, lots of tree or bush roots which caused a partial collapse of the line. The line ends in the street and it is from that location that the plumbers had to fix the problem.

You may have noticed them cutting a section out of the asphalt on Montessa behind the spa area. Once they did that, they dug down several feet until they located the problem. Once the pipe was replaced, they backfilled the hole and compacted the asphalt.

We are hopeful that those toilets will experience far fewer issues now that the roots are gone.

HOW TO SAVE 20,000 GALLONS OF WATER A YEAR

Several easy to install fixtures are available and can greatly reduce water consumption. Some are listed below:



- Dual flush toilets – have 2 flush volumes, 1 for solids, for liquids. Approximate savings: 5,500 gallons per year.
- Lavatory faucets, sensor operated, self closing – a sensor at the faucet detects motion & turns on the water; the same sensor detects no motion & turns off the water. Approximate savings: 3,600 gallons per year.
- Point of use hot water heater – a heating device is placed at the fixture, distributing “Instant” hot water. Approximate savings: 3,000 gallons per year (if an on demand recirculation hot water system is installed, these would not be needed).
- On Demand Recirculation Hot Water System – a pump is placed on hot water line & upon activation from a remote device, cold water is pumped back into the tank until the water reaches a set temp. This prevents the need to “run” the water at fixture until it gets hot. Approximate savings: 11,000 gallons per year.

Reprinted in part from City of Camarillo CityScene newsletter. For info on rebates, Google Metropolitan Water District.



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PARKING SITUATION TO BE REVISITED



Due to guest parking spots largely being used by owners or by people who are not bona fide guests, the Board of Directors has instructed management to seek a proposal from an outside parking patrol company to monitor the parking in Mission Ridge. Hiring an outside company is the only fair way to enforce parking and to ensure that residents have access to the parking for their guests.

If the Board ultimately chooses to hire an outside vendor to monitor the parking, a special assessment would have to be assessed against all units to pay for the monitoring. The Board can levy a special assessment against each unit for up to 20% of the current dues amount and without a vote of the owners. Proposals have been solicited and cost anywhere from \$600 up to thousands of dollars, depending on the number of times the security company is contracted to drive through the Association.

If a company is hired, all residents would be required to register their vehicles with management or the parking patrol company and to provide updates, as changes occur. Off site owners would be responsible for registering their tenants' vehicles. Vehicles that abuse guest parking can be towed at the owners' expense. Vehicles parked where 'No Parking' signs are installed would be towed.

Residents at the condo end of Mission Ridge (the end by the RV lot) are reminded that the area in front of garages is not considered a driveway. It is an 'apron' and may not be used for parking.

We are pretty sure that Mission Ridge owners would prefer not to receive a special assessment for parking patrol. One way to avoid it is for all residents to obey the parking rules. If you have lost your copy, you can obtain another copy by going to the Mission Ridge webpage.

PLEASE PICK UP YOUR NEWSPAPERS



Mission Ridge residents who don't bring in the Acorn newspaper each Friday are asked to bring it in! If not brought in, the Acorn sits out on the driveway and

basically dissolves, leaving a mess on the concrete. Leaving newspapers on your driveway also sends a message to would be burglars that you may not be home.

You can throw it away if you want, but please bring in the Acorn each week in order to avoid a violation being issued. Or, you can call the Acorn and ask them not to deliver it to you.



MAILBOXES ARE ON THEIR WAY

By the time you read this, the mailbox issue will be close to being resolved. The new boxes were shipped from Wisconsin in early December. Once they arrive, it is simply a matter of getting the contractor who is going to install them together with the maintenance vendor for the Post Office on site at the same time. The Post Office rep needs to be present to rekey the boxes to the new keys. After installation, the new keys will be available at the office of Anchor Community Management, 215 Daily Drive, Ste. 10, Camarillo. Office hours are M Th, 9am - 5pm. Friday, 9am - 2pm. Please bring identification.

Keys will not be issued to tenants until owners send Anchor an email (or fax) stating it is ok to issue keys to their tenant, along with the name of that tenant. Once that has occurred, tenants may retrieve the key if they provide identification.

ANNUAL MEETING COMING IN JANUARY

The Mission Ridge 2016 Annual Meeting is scheduled to take place on Wednesday, Jan. 27 2016.

Nomination forms were mailed out in November, and ballots will be mailed out in late December. There are three spots open on the Board, each for a two year term. In order to hold an Annual Meeting and elect a Board, we need to receive a response from a quorum of owners (51% of the owners returning their ballots or voting at the meeting). Please vote and return your ballot by the date specified. The Association even pays the postage on the return envelope for you!

