



MISSION RIDGE COMMUNITY ASSOCIATION NEWS

☪ MARCH 2018 ☪

Anchor Community Management, Inc.
P.O. Box 3237
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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, March 28, 6:30 pm, Anchor Office, 215 Daily Drive #10, Camarillo



MISSION RIDGE STREETS TO BE CLOSED

Mission Ridge residents are reminded that **Friday, March 23, 2018** is the date that the streets will receive a seal coating and a restripe. Vehicles will not be allowed to drive in or out during this time. You will need to get your vehicle(s) out and **parked somewhere outside of Mission Ridge by 7:00 am** on the morning of the 23rd. Vehicles are expected to be able to **return sometime on Saturday, weather permitting.**

GPM will be doing this work and will remind residents with a notice they will post a couple of days prior.

We remind all residents that if you choose to ignore directions and drive over the roads during this time, you will be assessed the cost of having the road work corrected.

Off-site owners may want to make sure their tenants are made aware of this project, even if a rental management company is managing your unit. Registered tenants are sent the newsletter via email, so make sure your current tenant is registered and their email is on file.

SMOKING SOMETIMES AN ISSUE



Many smokers believe that they have a “right” to smoke. However, just as many attorneys will tell them that there is no such “right” granted in any document, and certainly not in the Bill of Rights! Even though there isn’t a “right” to smoke, smokers may still smoke, but where they smoke and what they smoke come with certain limitations.

Smoking has been an issue in Mission Ridge in the past. People are allowed to smoke in their units, unless, at any time, they are used as licensed family day care or residential care homes, but the smoker must realize that if the smoke bothers neighbors, it becomes a

problem which the smoker will have to deal with. Mission Ridge CC&R’s prohibit anything that creates a “nuisance”, and smoking certainly can fit that definition if the smoke is bothering someone else. This also goes for the smoking of cannabis.

The City of Camarillo adopted smoking guidelines in 2010. Among other restrictions, smoking is not allowed at recreation areas such as parks, playgrounds, sports fields, fitness centers, walking paths, swimming pools, etc. Smoking is also not allowed in the common areas of condos, duplexes, townhomes and multi-unit residences. Parking lots are exempt from this restriction.

Complaints for cigarette smoke may be reported to the Camarillo Code compliance division, (805) 389-5699. The smoking of cannabis may be reported to the Sheriff’s Department.



IMPORTANT REMINDERS IF YOU PAY BY AUTO DEBIT

For those owners who signed up for auto debit through Mutual of Omaha Bank, those auto debits expire after 3 years maximum. Owners need to periodically check their auto debit amount and make sure it has been updated to reflect the correct dues amount, and any miscellaneous charges you may owe.

Mutual of Omaha sends auto debit owners a monthly email, reminding them that an auto debit will soon take place. That is a good time for owners to check the amount and ensure it is correct.

Mutual of Omaha also sends an email reminder when your auto debit is about to expire.

We encourage those on auto debit to read the emails from Mutual of Omaha and take the appropriate action. There is also a link on the Mission Ridge webpage that will connect you to Mutual of Omaha.



MISSION RIDGE COMMUNITY ASSOCIATION NEWS

☞ JANUARY 2018 ☜

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Annual & Board Meeting: Wednesday, January 24, 6:30 pm, Anchor Office, 215 Daily Drive #10, Camarillo



MISSION RIDGE HOA LOOKING FOR A FEW GOOD PEOPLE

This year, there are 3 Board positions up for election, and each Mission Ridge owner who currently serves in those positions has decided not to run again. In the absence of new candidates for the Board, it would mean that the HOA will cease to function after the Annual Meeting on January 24, 2018 because (what is supposed to be) a 5 person Board cannot take action with only 2 Board members. Management cannot legally function in place of a board of directors.

Thanks to a few homeowners who responded to our recent plea for help, we will most likely not have this problem for 2018. If we didn't solve this problem, the HOA would most likely end up in receivership, and that would be very expensive for the Association, not to mention that all decisions would be made by a court appointed person who has no knowledge of your HOA.

What does it take to run for the Board, you ask? First, you must be an owner of Mission Ridge property and in good standing (no outstanding dues or violations).

You must be able to attend most Board meetings, which are held every other month for about 2 hours. You need to be willing to follow laws for California HOA's so as not to put your Association in legal jeopardy. You will need to inform yourself by reading and understanding the Board agendas that will be provided you. Lastly, you will make a much better Board member if you leave your own agenda at home, and instead become focused on the HOA.

Next year there will be two Board positions up again, and we hope we can count on more homeowners being willing to volunteer at that time. Ballots have been mailed, please vote and return the ballots in time for the January 24 Annual Meeting.

TRASH CANS DESERVE PRIVACY

They should be placed curbside by 7:00 am on trash collection day. They may be brought out the night before but not earlier than 6pm. Residents are reminded that trash cans left outside are to be stored out of public view by 12:00 midnight on collection day (Rules & Regulations, page 2, #5).



Please do not leave your trash cans in your driveway or your entry way. They must be out of view from the common area. Your neighbors will be appreciative.



ROAD WORK, FENCES & GATES IN PROGRESS

The asphalt repairs, including crack sealing, have been completed. Next comes the sealing of the asphalt, scheduled in the spring on 3/23/18, weather permitting.

The perimeter fence has been prepped and repainted as well as most of the gates. There are still 3 outstanding gates where residents did not remove the covering over the gate so the painters could paint them. Those responsible parties have been notified and we hope to finish up the painting of the gates before the rain settles in.

Thank you to the Mission Ridge residents for your cooperation during this project. Your assistance helps the project move along at a pace that keeps the cost affordable.

GUTTER CLEANING

Gutter cleaning will take place after the Holidays, so decorations should be removed before this work begins! This job will begin on January 15th and is expected to run through January 23rd.



Please make sure your exterior decorations are removed by the start date.

Happy New Year To All!



MISSION RIDGE COMMUNITY ASSOCIATION NEWS

NOVEMBER 2017

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Next Board Meeting: Wednesday, November 29, 6:30 pm, Anchor Office, 215 Daily Drive #10, Camarillo



2018 BUDGET OFFICIAL!

The Mission Ridge Board of Directors was busy at their September meeting, that is, busy approving items!

Owners will be happy to hear that there is no projected increase in the monthly dues for 2018. Mission Ridge will continue to fund the reserves at the recommended rate to the tune of \$5,954 per month, or \$114.40 per unit, as was done in 2017. The reserve level of funding is currently at 43%.

Management and the Board are hopeful that increases in landscaping due to new minimum wage and increases in water due to city increasing water for the last 5 years will be offset by a little more miscellaneous income such as interest earning on bank accounts, late fees, etc. They are also hopeful the cost of electricity for the Association remains lower than budgeted, as it has done in the recent past.

MISSION RIDGE TO RECEIVE SOME MUCH NEEDED ASPHALT WORK



Some asphalt repairs and crack sealing, as well as sealcoating work on most of the asphalt will take place over 3 stages, the first of which is coming up soon.

On November 6, 2017, GPM will be in Mission Ridge to do some surface patching of the asphalt. Surface patching involves the cleaning and tack coating of badly eroded and/or depressed asphalt. They pave and compact a hot mix of asphalt pavement in sufficient quantity to bring low areas to grade with the surrounding areas.

You **will** be able to come and go throughout the day. Please, be careful and follow the instructions of GPM when doing so.

Two days later, on November 8, 2017, GPM will be

back to crack seal major cracks in the asphalt. This process involves removing weeds and loose debris from cracks at least ¼" wide. They then seal the cracks with a hot pour crack seal compound, and then remove excess material from the surface with squeegees. You **will** be allowed to come and go throughout the day.

The surface patch and the crack seal will cure for the next 4 months. During this period of curing, the asphalt will look less than desirable. You will see a lot of ribbons of seal crack (not attractive) and areas of surface patch. Please be patient as it will look much better when the sealcoat is completed in March of 2018.

On March 23, 2018 GPM will be back one last time to sealcoat and restripe the surface. Sealcoating involves blowing and sweeping the asphalt surface, burning oil spots and removing vegetation as needed. They then apply 2 coats of sealcoat, one right after the other, closing off the community from egress and ingress for 24-36 hours so it can dry. After it is dry, they will restripe the surface and repaint red curbs.

You will not be allowed to come and go in your vehicle during this time. Please make arrangements to park off-site.

We look forward to the cooperation of all residents during this project.

GATES TO BE PAINTED



The Board approved Premier Paint to paint the front and back gates of those units who have those gates, as well as the entire perimeter fence. It has been 6 years since they have been painted. Like any outdoor item, they require maintenance.

We do not have a date yet, but will apprise you when we do have one.



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SEPT E M B E R 2 0 1 7

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



POOL HEATED THROUGH LABOR DAY WEEKEND

The pool will remain heated through the Labor Day weekend, ending Tuesday, September 5th. After that time the pool will still be open, but the heater will be shut down. As much as we would love to keep it heated longer, it costs the Association several hundreds of dollars per month to do so. The spa remains heated year round.

REMINDER: a few Mission Ridge teenagers have been seen putting soap into the spa on two occasions. We would like to remind owners that they will be held responsible for the actions of their kids and their guests. If the pool/spa vendor charges the Association to clean up the soap, the owners' account will be levied the charge.



PENDING PROJECTS

Fences/gates -The Mission Ridge Board of Directors has considered replacing the metal gates at each of the townhomes with vinyl gates. Doing so would mean there would be little or no maintenance of those gates in the future. However, it is expensive.

The Board has tasked the manager with obtaining proposals to repair and paint them, instead. The perimeter wrought iron fencing will be included on the paint and repair proposals.

Board will review at a future meeting.

Asphalt -as mentioned in a prior newsletter,

proposals have been obtained. Board reviewed at their August meeting. Several questions arose which require further research. This project will take place this year; it is simply a matter of choosing a company.

Landscaping – this items is a work in progress. The Board and landscaper walked the grounds recently and discussed various ways some additional areas could be improved. Board members will do some research on what they want in the way of plants and landscaper will do same.

Owl Box – the owl box mentioned in the July newsletter has been installed. It is located in the greenbelt area next to 1356 El Lazo, facing the barranca.



TRASH CANS DESERVE PRIVACY



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Your neighbors will be appreciative.



MISSION RIDGE COMMUNITY ASSOCIATION NEWS

∞ JULY 2017 ∞

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Next Board Meeting: Wednesday, July 26, 6:30 pm, Anchor Office, 215 Daily Drive #10, Camarillo

POOL & SPA REMINDERS



Mission Ridge residents are reminded that **pets may not be brought inside the pool/spa fence for any reason at any time.** This is a State ordinance as well as a County and Mission Ridge rule. 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.

A complete set of the Mission Ridge Community rules are available on the Mission Ridge webpage.

Reminder: Tenant Newsletters

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.



TIME TO PATCH AND SEAL THE STREETS

The Mission Ridge reserve study, last completed in 2016 recommended that the streets be patched and sealed within one year. We are now at that one year point.

Management is in the process of obtaining proposals for this job. The goal is to have the sealing completed before the rains (if we should be so fortunate) arrive.

RODENT POISONS CAN KILL PETS & WILDLIFE



Anticoagulant rodenticides, commonly known as rat poison are also responsible for the deaths of hawks, owls, bobcats, coyotes, mountain lions and pets each year. Domestic animals like dogs and cats are especially vulnerable to these poisons.

Primary poisoning comes when the targeted animal consumes the rodenticide bait and leaves the bait box. They can live for up to 10 days, making the rodent easy prey for wild predators or house pets. Secondary poisoning occurs when a predator consumes the poisoned prey.

One study showed over 88% of predators have poison in their system, with some having consumed up to five different poisons.

The Mission Ridge Board of Directors recently committed to keeping the rodent population under control by installing at least one barn owl nest box in the community.

A single Barn Owl may kill as many as 2,000 rodents per year. They prefer to hunt gophers, voles (large field mice), deer mice and house mice. The best way to encourage raptor hunters is to provide perching and nesting sites in undisturbed locations. Barn Owls, Kestrels, and Screech Owls nest in cavities, buildings, or nest boxes. The height of the nesting season is January through May. The last babies usually leave the nest by July. Nest boxes in hot sun will not be used in summer months. If a nest box location is favorable, and prey is available, Barn Owls may nest, or use the nest box as a resting place, year round.

Raptors hunt in flight, but they often “perch hunt” as well. A raptor perch is by far the most important tool for keeping hawks and owls where you want them for controlling rodent infested areas.



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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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JANUARY 2017

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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.