



MISSION RIDGE COMMUNITY ASSOCIATION NEWS

∞ JULY 2018 ∞

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, July 25, 6:30 pm, Anchor Office, 215 Daily Drive #10, Camarillo



BARN OWL NESTING BOX UPDATE

Just when we thought we were successful in attracting owls, the unbelievable happens.

The owl(s) stopped coming to the box when a beehive was built inside it! We guess the busy bees thought we had built them a hotel with a view and decided to make their home inside the nesting box!

It took some doing, but The Bee Specialists managed to remove the hive via the two holes originally cut in the front of the box when it was purchased. They didn't have to disassemble the box as they first thought they may have to do.

Now that the hive is out, we are going to let the box air out and hope that owls come back to it next year and that the bees do not!

BE COOL AT THE POOL

It is that time of year when we 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 or leaving the gate unlocked is not allowed.
- Illegal activities such as under-aged drinking and use of controlled substances should be reported to the Police Department.

For a complete set of rules, go to the Mission Ridge webpage listed above. Already this year, non-resident people gained entrance to the pool area. They were asked to leave by a resident of Mission Ridge. Fortunately, they complied.



MAKE SURE YOUR TENANT RECEIVES THE NEWSLETTER

Homeowners who rent their condos are reminded that in order for their renter to receive the newsletter, they must be registered with the HOA. Newsletters go to tenants via email, so owners will need to include their tenants' email address on the registration form. The registration form is available on the webpage.



Civil Code §4041, Member Contact Information

It is important to keep the HOA informed of your phone number, email, mailing address (if different) and information on your tenants (if applicable), in case of emergency, and to keep you up to date with what is going on in Mission Ridge. It is also now part of CA Civil Code:

An owner of a separate interest shall, on an annual basis, provide written notice to the association of all of the following:

1. The address or addresses to which notices from the association are to be delivered.
2. An alternate or secondary address to which notices from the association are to be delivered.
3. The name and address of the owner's legal representative, if any, including any person with power of attorney or other person who can be contacted in the event of the owner's extended absence from the separate interest.
4. Whether the separate interest is owner-occupied, is rented out, [or vacant].

If an owner fails to provide the notices set forth in paragraphs 1 and 2 the last address provided in writing by the owner or, if none, the property address shall be deemed to be the address to which notices are to be delivered.