

Rancho Tomas CitiHomes



ASSOCIATION NEWSLETTER

≈ APRIL 2017 ≈

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

carol@anchorcommunitymgmt.com
anchorcommunitymgmt.com/
ranchotomas.htm

NEXT BOARD MEETING: Wednesday, May 17, 6:00 pm, 668 Deerhunter



2017 ANNUAL MEETING OF MEMBERS

The Re-convened Annual Meeting was held April 20th, and the following Board members were re-elected for two years:

Dan Buckley 24 votes
Ron Marcus 20 votes
Tom Toole..... 22 votes

In addition, the IRS Revenue Ruling passed with 21 votes, 2 abstentions.

A vote of thanks to the entire Board of Directors for their volunteer time and efforts in keeping Rancho Tomas looking beautiful and maintaining property values.



RV LOT

It's time again to re-register your unit for the RV Lot. Current DMV registration should be sent to carol@anchorcommunitymgmt.com or P.O. Box 3237, Camarillo, CA 93011-3237.

SPRING BREAK

Solar panels were recently added to the pool trellis to reduce utility cost. Please refresh your memory of the Pool Rules (on the back). No smoking, glass allowed in pool area; please make sure the gate is locked at all times.



New pool key can be picked up at Anchor Community Management office, 215 E. Daily Drive, #10 (across from Marie Callender's Restaurant). Tenants need permission from owner.



TIME FOR SPRING CLEANING

Let's work together to keep Rancho Tomas the showplace it is. Clean garage doors, cobwebs off the building corners, clean patios and windows always make a property shine. Taking trash receptacles in the day of pick-up helps as well as well as picking up the Acorn newspaper on delivery day.

PARKING

There are over 100 vehicles in Rancho Tomas with only 17 visitor spots. Lack of parking enforcement would lead to inadequate spots for visitors (or none at all). Please respect the parking rules.

GATE CODE

The current policy of protecting the Gate Code has been in place since 1981 for the safety of the residents. At the April Board meeting the residents attending voiced their opinion that the Gate Code policy should remain the same and the code should not be given to residents. Unauthorized use of the Gate Code results in re-keying the code which is disruptive to the vendors and costs the Association financially.



DOGS IN RESIDENCE

Complaints of dog droppings are once again rising. Rules require dogs to be on a leash and droppings picked up and disposed of properly.

BOARD MEETINGS

Residents are encouraged to attend the Board Meetings held on site and noted on the Bulletin Board each month. You are encouraged to attend with any/all concerns.

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FALL 2016

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NEXT BOARD MEETING: Wednesday, September 21, 6:00 pm, 2505 Pheasant Hill

NEW GATE PROTOCOL



Your guest will scroll until your name is displayed in the resident directory on the LCD screen. The guest then presses the CALL button to place a call to your telephone number. Guests cannot enter your telephone number on the keypad; it MUST be the DIRECTORY CODE ONLY.

Granting access to your guests works the same as before in that you will dial "9" on your phone to open the gate once you have identified your guest. To deny access from a cell phone press the '#' key; from a rotary dial simply hang up.

CALL WAITING: If you are on your phone when a guest tries to contact you from the telephone entry system, they will hear a busy signal and will have to wait for you to end your call before they can contact you. To eliminate this problem, you can order Call Waiting from your local carrier

Please email contact information for your vendor(s) to Carol@anchorcommunitymgt.com in order that they may be contacted with instructions now and for any future gate code changes.

POOL HEATER WILL BE TURNED OFF NEXT MONTH



The Board of Directors is investigating solar heating for the pool/spa... however, that does not mean that the pool will be heated during the winter months. Solar will cut down on the expenses of the association.

ARCHITECTURAL CONTROL



Be sure to obtain an Architectural Request Form before doing any changes to the exterior of your unit.



ANNUAL TREE TRIMMING

Trimming is scheduled for the week of October 3rd. Of course, like anything else, schedules can change according to the amount of time taken on a previous site.

COMMUNITY COOPERATION



"Thank you" to those of you who call or send an email to the Management Company to report an irrigation leak, problem with the gate, etc.

Problems get handled in a timely manner when reported at first sighting.

Carol@anchorcommunitymgt.com



NEW NEIGHBORS.....

A few units have sold recently and new tenants are coming/going. Take a minute to introduce yourself to someone you haven't seen before as they may be new to the community. This is a very friendly neighborhood; let's make new residents feel welcome.

Knowing your neighbors and recognizing strangers also cuts down on crime in the area.

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≈ S U M M E R 2 0 1 6 ≈

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NEXT BOARD MEETING: Wednesday, July 20, 6:00 pm, Board Member's Home (TBA)

SUMMER'S HERE.....POOL TIME!

Glass has been found in the pool area – many empty beer bottles. Glass and alcohol are not allowed in the pool. If breakage occurs the pool and spa must be drainedread \$\$\$!



ARCHITECTURAL CONTROL



Be sure to obtain an Architectural Request Form before doing any changes to the exterior of your unit. This includes doors, windows, light fixtures, satellite dishes, etc. Potted plants are OK without a request as long as they are maintained and not in the way of the gardeners. Forms can be obtained by emailing our manager, Carol, at Carol@anchorcommunitymgt.com.



TIME FOR SPRING CLEANING

Let's work together to keep Rancho Tomas the showplace it is. Keep yards and walkways free of debris, toys, clutter, etc. Pick-up newspapers (especially the Acorn that is delivered on Fridays). If you are out of town request a neighbor pick-up the paper.



MOSQUITO TIME OF YEAR

To eliminate possible sites for the female mosquito to lay her eggs check around your unit for stagnant water. Look for children's toys, pails, containers or any other objects around your yard that may be holding water from your sprinklers. Leaking faucets

can be a problem as well. Water in birdbaths should be changed every other day.



SAVE MONEY, SAVE TIME

Homeowners can help the HOA save money by choosing to receive the newsletter and other notices via email. If you would like to get the newsletter via email, please send your request to info@anchorcommunitymgt.com. Please include renter email addresses as well, if applicable.

You can also receive large mailing such as the annual budget and financial review via email. This saves even more money because these mailings are 10-20 pages long, and cost a lot in copies and postage. Since these mailings are required by the state, a form must be signed that can be found on the webpage, go to anchorcommunitymgt.com/ranchotomas.htm and hit the "Go Paperless" button.



LOST AND FOUND

A set of keys was found in the pool area in early June. You may call the Management company to identify if you have left your keys behind.



The City of Camarillo prohibits the use of fireworks within the city limits. Please be safe and sane this holiday.

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MARCH 2016

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NEXT BOARD MEETING: Wednesday, April 20, 6:00 pm, Board Member's Home (TBA)



2016 ANNUAL MEETING OF MEMBERS

The Annual meeting was held March 16th, and the following Board members were re-elected for two years:

Suzanne Schmidt27 votes
Sandi Stepp27 votes

In addition, the IRS Revenue Ruling passed with 26 votes

A vote of thanks to the entire Board of Directors for their volunteer time and efforts in keeping Rancho Tomas looking beautiful and maintaining property values.



NEW MANAGEMENT COMPANY

Anchor Community Management took over management of Rancho Tomas, but we still have our familiar Manager, Carol Stephenson. You can reach Carol with questions or concerns at 805-388-3848, ext. 102 or Carol@anchorcommunitymgmt.com.



RV LOT

It's time again to re-register your unit in the RV Lot. Current DMV registration along with insurance information should be sent to carol@anchorcommunitymgmt.com or P.O. Box 3237, Camarillo, CA 93011-3237.

We are currently trying to ascertain who owns the 5th wheel parked in the lot. If it belongs to you please contact Carol.

SPRING BREAK



The pool will be heated for Spring Break next week so it can be enjoyed while the children are out of school. Please refresh your memory of the Pool Rules (on the back).



TIME FOR SPRING CLEANING

Let's work together to keep Rancho Tomas the showplace it is. Clean garage doors, cobwebs off the building corners, clean patios and windows always make a property shine. Taking trash receptacles in the day of pick-up helps as well.



HELPFUL HOUSEHOLD HINT

To save a possible household flood from happening, have a plumber check your water pressure regulator.



SAVE MONEY, SAVE TIME

Homeowners can help the HOA save money by choosing to receive the newsletter and other notices via email. If you would like to get the newsletter via email, please send your request to info@anchorcommunitymgmt.com. Please include renter email addresses as well, if applicable.

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RANCHO TOMAS CITIHOMES, INC.

c/o Anchor Community Management, Inc.

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December 8, 2015

Dear Rancho Tomas Homeowner,

Enclosed are your 2016 payment coupons. Please reference your **new account number** on your payments, for accurate and timely credit to your account. Make your assessment payable to Rancho Tomas CitiHomes. Please send your payments using the enclosed coupons if you are mailing a check. Otherwise please use one of the following options:

If you pay online using a bill pay service, please update the payment address to that on the statement. Make sure that for all payments from December 2015 forward you use your **new account number** printed on the enclosed statement, and have it sent to: Rancho Tomas, c/o Anchor Community Mgt., P.O. Box 29197, Phoenix, AZ 85038- 9197. Bill pay services (like your own bank) mail a paper check, so allow enough time for your payment to be sent through the mail, and that the address is correct.

To pay online through Mutual of Omaha for one time or recurring payments, click the link on the Anchor Community Management webpage (anchorcommunitymgt.com/ranchotomas.htm), or go directly to cabpayments.mutualofomahabank.com. You will need information from your coupons to sign up for Mutual of Omaha - Community Association Bank online payments. If you have questions, you can call Mutual of Omaha Customer Service: 866-800-4656

If there is a balance on your account that is unpaid after the 15th, we will send you a reminder statement via email or regular mail. If you have questions about your account, you can contact our bookkeeper, Julie at 805 388-3848 ext. 2 or julie@anchorcommunitymgt.com.

Newsletters will be sent via email, unless you request that we send you a paper copy (or if we do not have a current email address for you). All renter newsletters are sent via email, so make sure if you have a renter to include their email address on the tenant registration. Newsletters will also be posted to the webpage, for future reference.

Sincerely,

Carol Stephenson, PCAM, MCM
Community Manager