

SHADOW OAKS STAR



JUNE 2018

MANAGEMENT:

Anchor Community Management, Inc.
P.O. Box 3237
Camarillo, CA 93011-3237

TELEPHONE: (805) 388-3848

TOLL FREE: (877) 388-3848

FAX: (805) 388-0856

AFTER HOURS EMERGENCY LINE:

(805) 558-6581

(after hours emergencies only!)

EMAIL:

info@anchorcommunitymgt.com

ACCOUNT QUESTIONS:

Julie, ext. 2

julie@anchorcommunitymgt.com

WEB-PAGE:

anchorcommunitymgt.com/
shadowoaks.htm

ONLINE PAYMENTS:

Links on Shadow Oaks webpage

NEXT BOARD MEETING:

Thursday, July 19, 7:00 pm



WEED ABATEMENT COMPLETED

CLS Landscape has completed the mandatory weed abatement as required by the Fire Department. This abatement must be completed by June 1st of each year.



CLS Landscaping removed dead tree limbs and weeds from the slope areas around the property.

The Fire Dept. will usually inspect the property around the deadline and lets management know if there are still issues the Fire Dept. wants resolved.



NEW POOL FURNITURE ABUSED

We do not know why it was done, but one of the new tables at the pool was broken. The frame of the table was bent and the glass top was completely broken.

We hope that residents realize this furniture is supposed to be used to place items on, not stand on or jump on or throw in the pool or spa. It is, after all your money that is paying for it.

We know how popular the pool and spa is at Shadow Oaks and we are doing our best to make sure all of the equipment and furniture is in good shape so you can continue to enjoy the pool. But, we need your help in keeping it nice. If you see anyone abusing pool and spa privileges, and you know who they are or where they live, report them to management.

Off-site owners are reminded that they are responsible for the behavior of their tenants and anyone their tenants bring to the pool and spa.

Users of the pool and spa are reminded of rules # 11 on page 12 of the rules:

“A reasonable number of guests may be brought to the pool areas. However, courtesy to residents takes priority. Residents may not bring so many guests as to infringe upon others’ access and use of the pool areas. The Board reserves the right to determine a “reasonable” number.

A good rule of thumb is if you are hosting parties at the pool, whether it is for children or adults, you are probably infringing on other residents use of the pool. If these parties or gatherings prevent other residents from enjoying the pool this summer, the Board will feel compelled to specify an exact number of guests to be allowed. The Board can do so anytime this summer.

We hope all residents will exercise courtesy at the pool and not try and intimidate others so they can get their own way. Have fun and please make it a safe summer at the pool.

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 Shadow Oaks. It is also now part of California Civil Code. Tenant newsletters are emailed. The registration form is on the webpage.

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, if the parcel is developed but vacant, or if the parcel is undeveloped land.

The association shall solicit these annual notices of each owner and, at least 30 days prior to making its own required disclosure under Section 5300, shall enter the data into its books and records.

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.