



Next Board Meeting:  
Tuesday, February 13 @ 6:00 pm in clubhouse

Anchor Community Management, Inc.  
Billing Questions: Julie, ext. 2  
julie@anchorcommunitymgt.com

anchorcommunitymgt.com/stonegate.htm  
E-mail: info@anchorcommunitymgt.com  
Clubhouse reservations: see webpage

Phone: 805-388-3848  
Fax: 805-388-0856  
After hrs. emergency: 805-558-6581

**QUORUM NOT ESTABLISHED FOR ANNUAL MEETING**



Due to a lack of quorum being established, the Annual Meeting did not take place as planned on Oct. 10, 2017.

We are still trying to obtain enough additional ballots so that we can establish the quorum. We only need 3 more ballots to be turned in in order to count the votes. If you have not yet turned in your ballot, please do so asap!

If you haven't turned in your ballot and would like to but can't find it, call or email the management office and ask that another one be sent to you.

We need to count the ballots, but cannot do so until we have a quorum. Please help us to achieve that quorum!

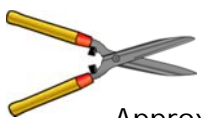
**CHRISTMAS TREE PICK UP SCHEDULE**



Discarded Christmas trees will be picked up by E. J. Harrison on Monday, January 8, 2018.

Please place the trees in guest parking spaces to the right of the clubhouse (as you look at it), if you wish it to be picked up. Pick up by Harrison could be as early as 7:00 am so please make sure they are out there by that time. Your tree must be free of decorations, including tinsel, and the tree stand must be removed.

This is a free service E. J. Harrison offers to Stonegate residents each year. The trees are recycled and turned into mulch, which in turn nourishes other trees!



**TREES AND SOME BUSHES TRIMMED**

Approximately 60 mature trees throughout Stonegate were recently trimmed. Doing so improves the health of the trees and allows the wind to blow through them, diminishing the chances of the tree falling.

Bushes between our property and the vet's property were also lifted to try and discourage homeless from camping in them.

**GUEST PARKING IS FOR...GUESTS!**



The guest parking in Stonegate is not to be used by residents of Stonegate. It is strictly for use by guests who visit residents, but who do not stay for indefinite periods of time.

On another parking note, there are a few vehicles being parked on the Stonegate streets which do not have current registration tags and are not moved on a regular basis. The parking of these vehicles is not allowed in Stonegate. The Stonegate rules state, in part: "inoperable vehicles or vehicles not displaying current registration may not be parked on driveway, streets, or anywhere in Stonegate." Please refer to the rules which allow the HOA to tow those vehicles.

Street parking by residents is limited to 72 hours which also applies to parking in guest parking spaces (72 hour limit). Please be courteous to your neighbors and follow the parking rules.

**RE-PIPE PROJECT RESEARCH ROLLING ALONG**



The project manager, Alfie recently met with the Board and updated them on this project. He advised them that he invited 4 appropriate companies who specialize in this type of project, to attend a job walk where they viewed the community up close. All potential bidders were provided with a binder of pertinent info regarding the proposed project. These companies have until early January to get their bids in to Alfie. He will then review them to ensure they adhere to the specs he prepared for them. Once any questions he has are answered, Alfie will be ready to present the proposals to the Board.



Next Board Meeting:  
Tuesday, December 12 @ 6:00 pm in clubhouse

Anchor Community Management, Inc.  
Billing Questions: Julie, ext. 2  
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**SELECTED TREES TO BE TRIMMED**

The Board has approved nearly 60 trees to be trimmed in the Stonegate complex. Tree types include the Sycamores, the Mulberries, the Macadamia, the Podocarpus and Bird of Paradise. Additionally, some of the bushes in the RV lot will be cut back, and one Mexican Fan Palm tree will be removed.

The company who will do the tree work is Showscapes. We do not yet know when this work is scheduled to be completed, but will let you know when we do.

**RE-PIPE PROJECT UPDATE**



This anticipated project is rolling along at the snail's pace one might expect when it comes to a project of this size, and which requires multiple city entities and engineers to be involved. At this time, the plans as drawn by an engineering company are back at City Hall for (what we hope is) a final review and eventual approval. We are expecting approval of those plans near the end of October.

After our construction manager receives them back from the City, he can put them out to bid with several qualified companies who have a proven success record with projects such as this one. Once bids are received, we will know how the cost of this project will break down for each unit.

We are aware there are some Stonegate owners who have already made up their minds that they are not going to vote for this project/special assessment. However, the problem with the continued failure of these pipes is not going to go away and it is not going to get any better over time. In fact, every time

Stonegate experiences of these leaks, the best we can do is repair the pipe or, if we are lucky, actually replace one of the failing pipes. Both of these actions provide a temporary reprieve and are very costly.

We hope owners will wait to make up their minds until a homeowner meeting is held where all details will be discussed and all questions answered. Owners will be advised at least 30 days before such a meeting will take place. Don't look for it to be scheduled this year.



**LET'S TALK TRASH**

Most Stonegate owners and residents are good about keeping their property free of trash and debris, such as leaves and cigarette butts, flying papers, etc. But, those who don't keep their outside areas cleaned up are doing a disservice to their neighbors who feel do the obligation to do so, perhaps on your behalf.

We thank those residents who do show pride of ownership by keeping the exterior of their properties cleaned up, and we encourage all the others who haven't to please do your part to keep property values up.

Speaking of trash, please call E. J. Harrison if you need one or more large items picked up. This would include furniture, mattresses and appliances. Please call 647-1414, go to ext.7 and arrange for your own pickup. Dumping your large items in the Stonegate bins is unfair to other residents who need to use the bins for every day refuse.





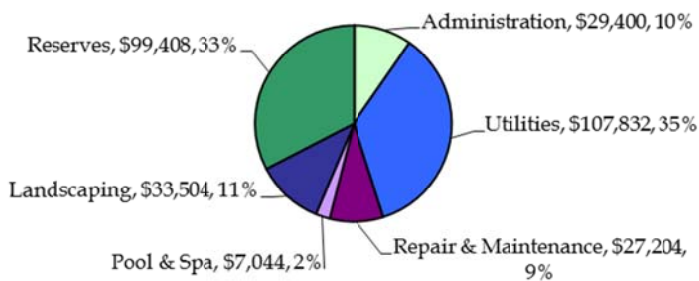
## 2018 BUDGET APPROVED

The Board of Directors approved the 2018 year budget with no increase. Even though water rates and landscaping rates have increased, the Board felt that those increases could be absorbed without an increase in the monthly dues this year.

In making this decision, the Board was also sensitive to the possibility of a large special assessment being implemented next year and not wanting to charge more for monthly assessments, if at all possible.

Please keep in mind that all Board members pay the same amount of dues and special assessments as all other Stonegate owners.

### Where Does The Money Go?



## QUORUM NOT ESTABLISHED FOR ANNUAL MEETING



Due to a lack of quorum being established, the Annual Meeting did not take place as planned on Oct. 10<sup>th</sup>.

We still need to establish that quorum, so if you have not yet turned in your ballot, please do so right away! **We still need 16 more ballots** to be turned in in order to count the votes.

If you have not turned in your ballot, but don't have one for any reason, email or call the management office and ask that one be sent to you.



## MEMBER CONTACT INFORMATION

It is important to keep the HOA current on contact information, in case of emergency or if there are

issues regarding your account. You can update your info on the webpage.

If your home is rented, make sure to update management if you have a new tenant, and please include an email address. Newsletters are sent to renters via email; water meter reading dates and water shut off notices are also sent via email to all residents.

Per Civil Code §4041:

- a. 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.
- b. 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.
- c. If an owner fails to provide the notices set forth in paragraphs (1) and (2) of subdivision (a), 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.





Annual & Next Board Meeting: Tuesday, October 10 @ 6:00 pm in clubhouse

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**NEW SEWER RATES IN PLAY**

The sewer rate has been increased for Stonegate by the City of Ventura. There is an increase of \$4.39, bringing the new amount to **\$53.73**. The sewer charge is billed every other month, so this rate will show on your October statement.

The new water rates will show on this September statement. Those who use the most water will see the biggest hit on their water bill. The tiers have been made smaller, so the rate hikes up at a lower level than before. It used to be that you could use up to 10 HCF (hundred cubic feet) of water before the rate increased, now it increases at 6 HCF. Also the rates for each of the upper tiers are higher.

It is clear that the City really wants you to save water! There are details on the Stonegate webpage, and a link to the Ventura Water page with even more information.

**PRACTICE SAFETY**

**Motorized scooters** in the community are causing a safety issue, both to the kids who are riding them and to the other residents who have to dodge them. Drivers don't always slow down as they should when driving through Stonegate, and the kids on scooters don't always pay attention to what is happening around them. This situation is a recipe for disaster.



Please keep Stonegate safe and do not use motorized scooters in the neighborhood.

**ILLEGAL PARKING CAUSING HAZARD**



If you park your vehicle(s) in unmarked areas, such as near mailboxes, please stop doing so. You are creating a safety issue. When residents stop to retrieve their mail, and your vehicle is next to the mailboxes, they end up double parking. This is unsafe for others coming down the road. Please be considerate and stop parking in unmarked spaces.



**BEHAVIOR AT THE POOL/SPA DISTURBING**

Management has received several reports of residents behaving badly at the pool. The most reported offense is

the heavy consumption of alcohol and use of profanity. We remind residents that the pool area is a family friendly area. Drinking in the pool/spa area is not allowed and using profanity is discouraged. Please be a positive example to others when using the facilities.



**STAY INFORMED**

A great way to stay informed about what goes on in your neighborhood is to join 'Next Door.com.'

Next Door is an on-line network where you and other people in surrounding neighborhoods communicate on-line. You can share useful information, such as the names of contractors or vendors, baby sitters, restaurants, lost animals, and events such as fires, or fleeing fugitives!

Many Police Departments encourage the use of this site to help residents communicate with each other about crimes, such as nearby break-ins that recently occurred or other events that may affect their neighborhood.

**WATER PIPE PROJECT UPDATE**



Stonegate's construction manager for this anticipated project, Alfie, has had a frustrating month, all because the City of Ventura says Stonegate does not fall within their purview. If that were true, Stonegate would then need to register with and fall under the CA Dept. of Housing and Community Development (HCD). When Alfie tried to ascertain from them how we register so that they can approve our pipe project, they denied that Stonegate is a mobile home park and sent us back to the City who again denied that Stonegate is under their jurisdiction. Never mind that 3 years earlier, the manager had been contacted by a manager with HCD advising her that from that date forward, Stonegate would be considered a mobile home park and they, the HCD would oversee it as such!

Alfie finally managed to get someone from HCD to put in writing that Stonegate isn't part of their department, and the City of Ventura has finally agreed to take Stonegate under their wing for the purposes of this project.

Engineering plans are ready to be submitted to the City. We'll keep you informed.

# WATER SHORTAGE UPDATE



Dear Valued Customer,

For the past five years the City of Ventura, along with the rest of California, has faced significant water challenges including aging infrastructure, water quality and scarcity caused by persistent drought conditions. While most of California has been relieved of “drought status” after a record breaking year in precipitation levels, Ventura will remain in a Stage 3 Water Shortage Event which means the call for water savings must continue.

Understanding our local water supply provides clarity to the question of why we are still in a drought, or water shortage event, when other areas of the State are not. Ventura is one of the largest cities in California that relies exclusively on local water supplies. The City of Ventura gets its water from three primary sources: the Ventura River, Lake Casitas, and groundwater basins.

The Ventura River watershed is currently 100% dependent on local water resources. Due to environmental challenges including regular cycles of drought, current extended drought conditions and regulatory challenges, the Ventura River has been facing an imbalance in water supply and demand.

In 1958, the Casitas Dam was completed to

create Lake Casitas, the primary surface water supply in the watershed. Lake Casitas stores runoff collected from the lake’s surrounding watershed and diverts water from the Ventura River at the Robles Diversion. The last time Lake Casitas was near full capacity was in 2006. **As of May 2017, Lake Casitas was at 43% of its full capacity.**

Ventura’s water is also pumped from deep groundwater wells located on the east side of town. Water allocations from the Oxnard Plain, Mound, and Santa Paula groundwater basins are shared regionally. Ultimately, the quantity of available water remains limited from local groundwater sources.

All of Ventura’s water sources depend on local rainfall for replenishment. A single, wet winter with above average precipitation will not neutralize the impacts of the past five consecutive years of persistent drought conditions. We will continue protecting our local water resources by investing in the future today! For more water shortage updates, please visit us at [www.venturawater.net](http://www.venturawater.net)

Sincerely,  
Joe McDermott, Acting General Manager

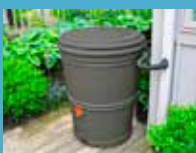
**Please remember, the best source of available water is the one you conserve today.**

As summer approaches, saving water still matters!  
For more ways to save, please visit Ventura Water at [www.venturawater.net](http://www.venturawater.net)

## MORE WAYS TO SAVE:



REPLACE YOUR  
LAWN WITH  
WATER WISE  
LANDSCAPING



50% OFF  
RAIN  
BARRELS



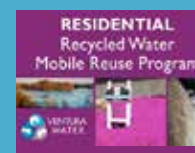
FREE  
GARDENING  
CLASSES



HIGH EFFICIENCY  
WASHING  
MACHINE  
\$75 REBATE



FREE  
HIGH  
EFFICIENCY  
SPRINKLER  
NOZZLES



USE RECYCLED  
WATER TO  
IRRIGATE YOUR  
LANDSCAPE

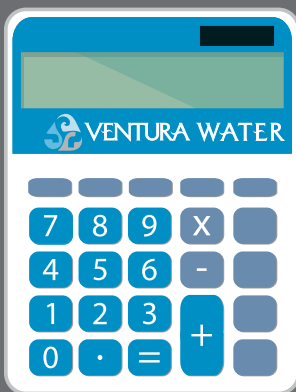


CALL TODAY  
805.677.6500

# NOTICE OF RATE INCREASE

As a reminder, Ventura Water customers approved a four year rate increase which became effective July 1, 2014 through June 2018. Stage 3 water shortage rates were implemented in September of 2015. We currently remain in a Stage 3 Water Shortage Event.

A rate increase will become effective July 1, 2017 to account for increased costs to operate and maintain our water and wastewater systems. All bills after July 1, 2017 will reflect the new rates; there will be no proration between the old and new rates. Please visit [www.venturawater.net](http://www.venturawater.net) and click on the “Rate Calculator” to determine your rate impacts. For more information, reference the January 2014 Cost of Service Study and the May 2015 Water Shortage Rate Study at [www.venturawater.net](http://www.venturawater.net) and click on the “Library of Reports” button.




## WORKING TOGETHER TO SAVE WATER: STAGE 3 WATER SHORTAGE EVENT

Remember, the following activities are prohibited and considered a violation of the City's Water Waste Ordinance as specified in the Municipal Code Section 22.170.010

- Do not allow water to run and be wasted during outdoor use
- Limit the use of potable water irrigation to two days per week
- Do not allow leaks to persist for more than 48 hours
- Do not use a handheld hose without an automatic shutoff nozzle
- Do not operate fountains unless the water is recirculating
- Do not wash or hose down hardscape surfaces such as driveways and sidewalks
- Do not irrigate outdoor landscapes during and within 48 hours of measurable rainfall

## NOTICE OF RATE INCREASE

In compliance with the Americans with Disabilities Act, special needs can be met by calling (805) 667-6500 or the California Relay Service.  De acuerdo con el Acto de Americanos con Incapacidades, en case de que hay necesidades especiales, llamen a (805) 667-6500 o el Servicio de Retransmision de California.

Trusted life source for generations



501 Poll Street  
P.O. Box 99  
Ventura California  
93002-0099



Next Board Meeting: Tuesday, August 8 @ 6:00 pm in clubhouse

Anchor Community Management, Inc. Billing Questions: Julie, ext. 2 julie@anchorcommunitymgt.com

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PANDORA'S BOX NOW OFFICIALLY OPENED

When management first started writing about the parking issues in Stonegate, it opened up a flood gate of comments!

Some residents apparently thought we had started enforcing restrictions, when in fact we are still in the exploratory phase of deciding how a parking program might work. Many, many residents shared their beefs about how others abuse parking in the Stonegate community. For the most part, parking restrictions have been infrequently enforced. That changes now.

Some of the parking issues that will now be enforced include, but are not limited to:

- Do not park where there are no parking spaces indicated. You are creating a hazard by parking on the side of the street with no parking spaces marked.
• Do not park non-operative vehicles or vehicles with expired tags on streets. Get rid of vehicles you are not using rather than leaving them on the streets.
• Do not block or encroach on driveways or intersections.
• Don't use Visitor parking spaces for the parking of any of your vehicles or any vehicles belonging to anyone in your household.

One action many Stonegate residents could take that would help solve the parking issue is to clean out your garage and park 2 vehicles in it before parking on the street.

Of course, this is not an entire list of solutions, but it is a start. Complaints about parking issues may be sent to management, but must be in writing with a picture of the vehicle(s) to accompany the complaint.

To clarify for the many residents who complained about other residents having "too many vehicles", there currently is no stated limit to the number of vehicles residents may park.

NOTICE OF RATE INCREASE

From the Ventura Water newsletter received June 5, 2017

"As a reminder; Ventura Water customers approved a four year rate increase which became effective July 1, 2014 through June 2018. Stage3 water shortage rates were implemented in September of 2015. We currently remain in a Stage3 Water Shortage.



A rate increase will become effective July 1, 2017 to account for increased costs to operate and maintain our water and wastewater systems. All bills after July 1, 2017 will reflect the new rates; there will be no proration between the old and new rates. Please visit www.ventura water.net and click on the "Rate Calculator" to determine your rate impacts. For more information, reference the January 2014 Cost of Service Study and the May 2015 Water Shortage Rate Study at www.venturwater.net and click on the "Library of Reports" button.

Ventura will remain in a Stage 3 Water Shortage Event which means the call for water savings must continue."

Details are also posted on the Stonegate webpage as information is received by management.



RE-PIPE PROJECT UPDATE

ABC- Builds, the construction management company for the projected re-pipe project, advises that an aerial report was commissioned by the State of CA of the site. This aerial report served the same purpose as a survey report would have served, except the aerial is less expensive.

ABC-Builds is now in the process of developing a scope of work which will then be put out to bid, involving at least 5 companies (hopefully).



Next Board Meeting: Tuesday, May 13 @ 6:00 pm in clubhouse

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COEXISTING WITH COYOTES

In the recent past, a coyote was seen in Stonegate. People understandably worry that a coyote will come after their pets as a food source. This is possible as a coyote may view pets as competition or even prey. Although research on coyotes in Southern California has found that pets make up less than 1% of a coyote's diet, we encourage all to not put their pets in harm's way. The Santa Monica Mountains National Recreation Area advises the following for people dealing with coyotes:

- Do not feed coyotes/wildlife –even bird seed can attract coyotes.
• Keep fruit from trees picked up. Coyotes are omnivores: they eat meat and plants.
• Keep trash cans sealed.
• Feed pets indoors.
• Bring pets in at night.
• Enclose vegetable gardens and compost.



If you want to scare a coyote out of away from you, you can "haze" them. Act big and loud, be dominant, wave your arms, jacket or stick above your head, jump up and down, make eye contact, clap your hands, yell and be persistent until the coyote retreats. You can also keep a metal coffee can filled with coins to shake at the coyote. You should always provide an escape route for coyotes when hazing. Never corner a wild animal.

Common coyote responses to this hazing include them being startled and running off, or freezing and staring at you. Keep hazing and increasing the intensity of your efforts. Or, a coyote may run or walk off a short distance, stop and look back at you. The coyote maybe unsure the hazing is directed toward it. Keep hazing until the coyote leaves. For more information, Google National Park Service coyote tips.

PARKING POSSIBILITIES



The time may be coming when the parking is enforced in Stonegate. There are currently so many non-guest vehicles parked in guest parking that there are very few spaces for real guests. There are

many other parking issues, as well such as non-operative vehicles parked on the street and vehicles without current registrations. The Board is beginning to address this issue and will write new parking rules so residents will understand the parking enforcement.

If residents would clean out their garages and first use them for parking, enforcement might not be necessary. If residents would then park on their driveways instead of parking in streets, enforcement might also not be necessary. But, when we have many, many residents parking in guest parking and on the streets and not on their own driveway or in their own garages, it creates a problem that now must be solved by enforcing new parking rules.

There are also a number of residents who park on the sides of streets where no current parking spaces are drawn. When this happens, the streets that are technically fire lanes become impassable by some emergency vehicles. Additionally, some RV owners are bending the rules by keeping their RV's on the streets longer than the 24 hour loading or unloading time allowed.

Stonegate owners will be provided a copy of the proposed rules when they are ready. Comments will be welcome at that time. We will keep you in the loop as to how this issue and resolution develops.

LEMON TREE VERY PRETTY, BUT PLEASE DON'T TOUCH



The owner of the lemon tree in front of #44 kindly asks that residents stop stealing his lemons. The tree is on his property and is his to do with what he wishes. Common courtesy suggests that you ask the owner before taking fruit. He is surely not the only fruit tree owner who feels this way!

PARTY PROBLEMS



Residents who host parties in Stonegate, either at their home or at the clubhouse, are reminded that using up the street parking and having Jolly Jumps are not allowed in the community. Please ask your guests to park on Cachuma, rather than to take parking away from other residents. Please do not have a bouncy house set up anywhere in Stonegate.





Next Board Meeting:
Thursday, February 16 @ 6:00 pm in clubhouse

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FINALLY! A QUORUM IS ESTABLISHED FOR ELECTION

It took 2 additional months to get enough ballots in to establish a quorum so that the Annual Meeting ballots could be counted. Two positions on the Board were up for a vote in this election, with only one person nominated to run. The voting results: Board of Directors: Brad Johnston - 79 votes. The IRS Ruling 70-604: passed with 44 votes in favor and 3 no votes.

Three other owner names were inserted by voters as write in candidates, and each of them received 2 votes. However, none of the write in candidates was nominated from the floor, which is required in the Stonegate election rules if the nomination is not received before ballots are distributed. So, none of the 3 write in candidates were eligible for a spot on the Board.

The Board held an organizational meeting and assigned the positions as follows:

- President ..... Brad Johnston
Vice-President .....Jill Crawford
Secretary ..... Janine King
Treasurer .....Carolyn Erbeck

Thank you to Mary Jo Mitchell for many years of volunteer service on the Board. Also thank you to Jay Williams who assisted with the counting of the ballots!



WATER METER READING REMINDERS

After each winter time water meter reading, some Stonegate residents call management and advise them that they received a note from the meter reader advising them that he could not open the gate. These residents then go on to explain that all the meter reader has to do is "wiggle the latch" or "lift the gate a little" or "push harder" to make it open.

The meter reader isn't going to do any of those things to gain entry, for fear that he will be blamed by the owners if something breaks while he is pushing, wiggling or lifting the gate or latch.

Instead, residents need to check their gate on a regular basis to make sure it opens easily. In the winter time, gates may need to be lubed occasionally, and the cold weather can warp them or otherwise expand them so

they don't open easily. A squirt or two of WD-40 on the hinges may help the gate to open easily. While you are checking the gate for easy opening, check the latch, as well to make sure it also works easily.

Those residents who call in their water meter readings to management are reminded that they must allow the meter reader access to the meter at least once a year to verify the reading numbers.

Thanks to all those residents who keep the area around the water meters easily accessible, free from dog feces and trash, and all growth trimmed back! We appreciate your efforts.



THE HEDGE AROUND STONEGATE

The hedge that grows in the common area around the perimeter of Stonegate to many is sometimes as much of a curse as it is a blessing. While most enjoy the privacy it provides, a lot of folks don't appreciate the way the hedge and its intertwined vine grow into their backyards.

It is up to the owners or residents of perimeter units to keep that hedge trimmed back to prevent it from growing into their yards. There is just no way Stonegate can afford to require the HOA landscaper to gain entrance into every perimeter back yard and trim it back for them.

Residents are also reminded that it is best to keep the hedge trimmed away from the block wall in backyards. Those walls have some issues which hedge growth would only make worse.



SECURE ITEMS IN AND ON YOUR VEHICLES

This is the time of year when more thefts occur. Please make sure that your vehicles are locked any time they are not occupied, even while parked on your driveway. Do not leave items, especially electronic items, visible in the vehicle.

Recently, a Stonegate owner reported that the car cover on her vehicle had been stolen off of the car. The thief left the bungee cords which secured the cover to the car, leaving the resident to believe it could possibly have been a homeless person who may have taken it for shelter. Please take every precaution to prevent burglaries.