



Next Board Meeting:
Thursday, February 16 @ 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

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-PresidentJill Crawford
Secretary Janine King
TreasurerCarolyn 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.



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

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QUORUM NOT ESTABLISHED FOR ANNUAL MEETING

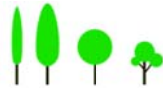


Due to a lack of quorum being established, the Annual Meeting did not take place as planned on Oct. 11th.

We still need to establish that quorum, so if you have not yet turned in your ballot, please do so immediately! We still need 12 more ballots to be turned in in order to have the meeting and count the votes.

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

Once those 12 additional ballots need to make quorum, a new Annual Meeting date will be determined.



NEW SHRUBS BEING PLANTED

Many Stonegate residents expressed unhappiness when the landscaper removed the dead shrubs around the perimeter removed. The Board understands that those shrubs afforded some privacy to those backyards, and though dead shrubs are a good look for Halloween, but they are not a good selling point in the real estate market!

New fast growing shrubs began being planted mid-October. It is hoped and expected that these new shrubs will once grow up quickly, once again establishing privacy.

Owners are reminded that they are responsible for keeping all perimeter shrubs or hedges trimmed on their side of the fence. Owners must do so as landscapers cannot get behind the hedges on the common area side. It is best if owners keep all that growth off the common area wall and any add on fencing.

Owners are also reminded that any vine that is currently growing in the remaining hedges was not planted by the HOA, but rather by one or more residents who, after planting them, did not keep it trimmed. Those vines are woven into the existing hedge and there really isn't anything the landscaper can do to remove them at this point.

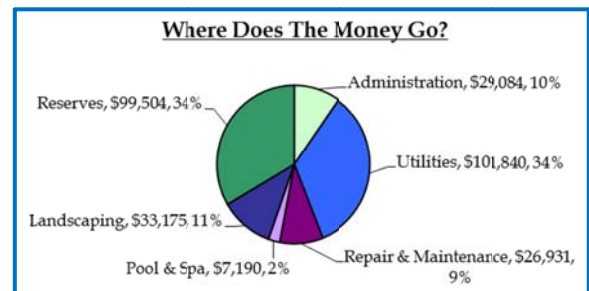
NEW WATER AND SEWER RATES

Every summer the City of Ventura makes adjustments to the water and sewer rates. The water rate has gone up, not surprisingly, owing to the ongoing drought. The sewer rate is based on actual usage however, and since homeowners are using less water (largely due to the drought), the sewer rate has gone down! Thank you for your conservation efforts, and now you get a little break on your sewer rate fee.

	July 2014	July 2015	July 2016
Sewer & Estuary Protection	56.16	54.60	49.34
Service Charge*	8.76	9.40	10.08
Tier 1: 0-10 HCF	2.23	2.40	2.58
Tier 2: 11-16 HCF	3.12	3.35	3.50
Tier 3: 16 + HCF	5.27	5.66	5.97

* billed with water use

Your actual usage is noted on your monthly statement for months that water meters are read, reported in HCF (hundred cubic feet).



2017 BUDGET APPROVED

In formulating the 2017 budget, the Board reviewed the income and expenses for Stonegate, as well as the reserve study. The reserve study shows Stonegate reserves funded at the 50% level.

No one likes increases. Stonegate monthly assessments have historically been very affordable, compared to other local HOA's. Because the infrastructure is getting older, we need to put more money away to reserves so the Association is in a good position to keep the property maintained properly.

The monthly assessments will rise by \$15 per unit, to \$189.00 beginning January 1, 2017. This increase has no bearing on the water main/asphalt project being planned.



ASSOCIATION NEWSLETTER

September 2016

Annual & Board Meeting:
Tuesday, October 11 @ 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
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HOMELESS PEOPLE STICKING CLOSE TO STONEGATE

In the past few months, there have been several reports of homeless people on Stonegate property. Reports have indicated they are staying on the greenbelt, behind the bushes along Darling, Cachuma and Telephone Roads. Now that some of the dead bushes have been removed, they may move to other sections of the greenbelt where tall plants still exist.

The HOA has asked the landscaper to 'skirt' the remaining bushes up so the area under the plants and any people hiding can be seen. The landscaper recommends not doing so because the bushes' branch structure for those escalonias do not look good when 'skirted.' Doing so will kill more of them.

The Board and Management really don't have a lot of tools in their arsenal to deal with this issue. It is a Police matter, and if you are concerned, we encourage you to contact them as they are best equipped to handle the situation.

PEOPLE CREATING UNSANTARY SITUATIONS WITH THE TRASH



Recently, residents moving out of Stonegate left two very nasty, stained mattress in front of the recycle bins. If that wasn't gross enough, they also left dirty diapers on top of the mattresses.

Stonegate owners and tenants are reminded that items that are not left in the bin will not be picked up as part of the normal trash day pickup service. Mattresses are one of those items that require a special pick up to be called into E.J. Harrison by the person leaving them and not by the HOA. Owners are entitled to 2 free large item pickups a year simply by calling E.J.Harrison and arranging it. If the HOA calls it in, they get charged \$50 per item which simply means we have to keep raising the dues each year to pay for all the extra trash service.

Also, we remind Stonegate residents that there are 4 recycle (white) dumpsters around Stonegate in trash enclosures. Appropriate recycle items only should be placed in those dumpsters. See below for a list of

acceptable recycle items. Please make sure you put aluminum and metal cans, newspapers, cardboard, glass containers and all other items listed in the white recycle bins. Please note what constitutes regular trash.

By placing the correct items in the correct bins, you save the Association money. And, by calling for your own special pick- ups for large items, you also save the Association money and it doesn't cost you any!



ANNUAL MEETING OCTOBER 11



In August, Stonegate owners were mailed the Notice of Annual Meeting with a nomination form. In mid-September, Stonegate owners will be mailed the Annual Meeting Ballot. The Annual Meeting is scheduled for October 11 this year.

This year, two positions on the Board are up for election, both for a 2 year term. If you are interested in running and you are a Stonegate owner in good standing, you may fill out and submit the nomination form. Nomination forms will need to be returned to Anchor by September 7th in order to have your name included on the ballot, which will be mailed out 30 days prior to the election.

Should you have any questions about what is required of a Board member, you may give Colleen at Anchor Community Management a call and she will explain.



Next Board Meeting: Tuesday, August 16 @ 6:00 pm in clubhouse

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VENTURA WATER RATES TO RISE . . . AGAIN



Back in July of 2014, Ventura Water instituted a four year rate increase. This increase is approved through 2017. Again this year, water rates across the board will increase on July 1, 2016.

At this time, we have only been made aware of proposed increases. If you want to know the exact dollar amount of the increases, monitor the Ventura Water webpage at venturawater.net between now and July 1, 2016.



WORKING TOWARD RESOLVING OUR MAINLINE LEAK ISSUE

The Stonegate Board of Directors has begun addressing the situation of the water being shut off more frequently due to leaks in the mainline, or the supply lines that branch off the mainline.

While the cost of continually spending money to repair the leaks is certainly a factor, the inconvenience of all residences being without water, sometimes for extended periods of time, has caused frayed nerves for many.

Those pipes are not going to get better; they are going to continue to deteriorate as they continue to age. Mainlines are not usually one of the items associations reserve money for because they are supposed to last 50 years. However, in California, and in more and more associations, they do not last that long.

To help get us started on a solution to this issue, the Board is interviewing various companies who can guide Stonegate through a successful repipe project. It is going to be a long process because there are engineering, testing, bidding, building, supervisory and financing components, just to mention a few, to a job like this.

Even though we do not know what this project will cost (it is way too early), it is a safe bet to say that Stonegate does not have the funds needed on hand. At this point, we are assuming that the funds will need to be borrowed so the cost can be financed over time and repaid by the owners over several years and via a special assessment. Of course, owners will be asked to vote on whether a special assessment should be levied.

If a special assessment is levied, Board members pay it just like all other owners. At this point, we don't know any more than we have shared in this article, but we will keep you in the loop every step of the way to solving this problem.



IT'S MOSQUITO SEASON

Two invasive (non-native) mosquito species have spread to several California cities and there is potential for them to become established in Ventura County.

Unlike most native mosquito species, Aedes aegypti and Aedes albopictus commonly bite during the day. Both species are small, black mosquitoes with white stripes on their back and on their legs.

These two species have the potential to transmit several viruses, including Zika. Thousands of people are infected with these viruses in other parts of the world, including Mexico, Central and South American, the Caribbean and Asia.

Did you know . . . this one is important!

Aedes aegypti and Aedes albopictus breeding sources are associated with the urban environment:

- They can be found inside & outside houses & buildings.
• They can lay eggs in any small artificial or natural container or surface that holds as little as a teaspoon of water.
• Common items such as potted plant saucers, rain barrels, bird baths, tires and equipment can be used as breeding sites.
• Eggs are laid on dry surfaces and hatch later when water contacts them. Eggs can dry out and survive for up to 6 months.

How to protect yourself:

- Once a week, empty & scrub, turn over, cover or throw out items that hold water inside and outside your home.
• Tightly cover water storage containers (buckets) so mosquitoes cannot lay eggs inside them.
• For containers without lids, cover with wire mesh with holes smaller than an adult mosquito.
• Fill saucers under plants with sand.

For more info, Google County of Ventura Environmental Health



Next Board Meeting: Tuesday, June 14 @ 6:00 pm in clubhouse

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RV SPACES NEED REGULAR MAINTENANCE

Stonegate residents who have RV's stored in the RV lot are reminded they are responsible to keep those spaces and their RV's clean and in good order.



Residents are reminded that use of the lot is free (we only ask for a refundable deposits), and except for the asphalt, is not maintained by the HOA on a regular basis. Lot users are required to maintain the area they use by sweeping it and removing any trash. Items such as tarps that have blown off, broken solar panels, flat tires, are all things owners should look for when checking on their RV's. Users are also required to keep their RV's clean, registered (provide to HOA yearly), and in operable condition. Repairs to the RV's or anything stored in the lot may not take place in the lot.

Please remember that Stonegate does not guarantee the safety of the lot, and will not be held responsible for loss or damage to vehicles stored in the lot. Owners shall be solely responsible for any damage or losses incurred, and are responsible for obtaining their own insurance and for keeping their space tidy. Thieves and vandals would be discouraged with owners regularly inspecting and cleaning their space and RV as well.

AVOID BECOMING A VICTIM OF MAIL THEFT



Mail theft in Ventura County is at an all-time high. Management has seen it happen in several HOA's in the past year.

Residents can help avoid becoming a victim of mail theft by following these theft prevention tips, as published by the Simi Valley Police Department:

- Mail should be collected on the same day it's posted. Never leave mail in a mailbox overnight.
• Mail thieves look for bank statements and card bills, which can be used to create counterfeit checks and fake IDs. Use online banking and paperless statements to pay bills and access accounts.
• Thieves also look for personal checks enclosed in utility or other payments. Thieves take the stolen checks,

remove the ink and fill out the blank check in their name and desired amount.

- Always deposit mail inside a post office or hand it to a mail carrier.
• When traveling out of town, have a friend or neighbor pick up the mail, or ask to stop home mail delivery at www.usps.com/manage.
• If an expected check, bill or other mail does not arrive, contact the issuing agency immediately.
• Report all suspected mail theft to the postal inspector and the police department.

POOL/SPA DECK WORK COMPLETED



Both the City of Ventura Building and Safety Department and the County Environmental Health Department have signed off on the completion of the new decking around the pool and spa.

Of course, there were a few challenges along the way, but there always are, and we sailed through them thanks to the expertise of the contractor.



POOL HEATER TO BE FIRED UP SOON!

As happens each year, the pool heater is going to be turned on in time for the Memorial Day weekend, which starts Friday, May 27th.

If you need another copy of the Stonegate pool rules and regulations, please go to the Stonegate webpage and download a copy of the HOA rules.

All owners, whether they are on-site or off-site will be held responsible for the behavior of their tenants, families, and guests, so please familiarize yourselves with the rules.

We do not plan to hire a pool monitor this year, nor is there a lifeguard on duty. Use of the pool and spa is at your own risk.

We are hopeful that that the pool will not have to be closed due to bad behavior. Be safe and enjoy the summer!



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

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HOW TO SAVE 20,000 GALLONS A YEAR

IN YOUR PERSONAL WATER USAGE



Water costs are on the increase just about everywhere and they show no signs on stopping anytime soon. Stonegate HOA has taken steps to decrease water usage in the common area. Owners also have the opportunity to save considerable amounts of water in their homes and here are some ideas on how:

Several easy-to-install fixtures are available and can greatly reduce water consumption. Some are listed below:

Dual flush toilets – have 2 flush volumes, 1 for solids, for liquids. Approximate savings: 5,500 gallons per year.

Lavatory faucets, sensor-operated, self-closing – a sensor at the faucet detects motion & turns on the water; the same sensor detects no motion & turns off the water. Approximate savings: 3,600 gallons per year.

Point of use hot water heater – a heating device is placed at the fixture, distributing “Instant” hot water. Approximate savings: 3,000 gallons per year (if an on-demand recirculation hot water system is installed, these would not be needed).

On Demand Recirculation Hot Water System – a pump is placed on hot water line & upon activation from a remote device, cold water is pumped back into the tank until the water reaches a set temp. This prevents the need to “run” the water at fixture until it gets hot. Approximate savings: 11,000 gallons per year.

Check with your water company to find out if any rebates are available.

Remember, the sewer rate is based on water consumption, so when the community lowers its usage, you save money! The rate went down in 2015.



POOL & SPA DECK WORK SET TO START SOON

S & S Pools met with the Board at their February meeting to share samples of various materials that will be replaced at the pool and spa.

Permits have been received to start the project and the start date is expected to be mid-March. Project may take until the end of April to complete. While it is on-going, the pool and spa will be closed and residents are reminded that they may not use the facilities until the after project is completed, the County has signed off on it, and both are reopened.

NEW THIS YEAR, PAPERLESS STATEMENTS!

Over the past few years many Stonegate homeowners have saved the HOA a lot of money by signing up to received large mailings via email instead of paper copies. Now we are able to offer paperless statements and newsletters as well.



Unlike the state required mailings (like the budget and annual financial review), which require a signed form to be submitted, to sign up for paperless statements you can just send your request in an email to info@anchorcommunitymgt.com with your name and Stonegate unit number. So many homeowners pay online these days the paper isn't necessary. When you sign up for paperless statements, the newsletter is emailed as well.





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WE FINALLY REACHED A QUORUM!

It took two extra months, but we were finally able to achieve a quorum of 50% + 1 which allowed us to count the ballots!

Voting results:

- Jill Crawford 50 votes
- Carolyn Erbeck 55 votes
- Janine King (write in) 2 votes

Stonegate owner Janine King was appointed to the Board while the votes were being counted. So, not only was she appointed, she received two votes as a write in candidate. It is great to have her on the Board, making it a 5 member Board for the first time in a long time! Welcome, Janine!

Each of the candidates was elected to a 2 year term. The IRS ruling passed with 51 votes in favor and one vote opposed, allowing Stonegate to roll over excess funds (if any) from this fiscal year to the next without being taxed.



DAYTIME BURGLARY ATTEMPT

Jill and Kelly Crawford were recently surprised by a man who jumped over the fence to their backyard. Both were home at the time and Kelly gave chase to the man when he jumped back over the fence and took off running. The Police were called and several cruisers showed up. The man was peacefully detained at the other end of the complex by a resident who talked him into sitting down instead of running.

Although we do not have any information about who this person is, it was obvious the Police were familiar with him. He was taken into custody.

We caution all Stonegate residents to report suspicious people in the complex to the Police Department.



BUSHES THAT HIDE PEOPLE TO BE REMOVED

The tall and mostly dead escalonia bushes on the south side of the sidewalk that goes to Telephone Road have been removed. This action was taken to help prevent people hiding in this area doing things that they shouldn't be doing. Removing the bushes will also make it safer for others to travel through that area.

It is expected that the existing sparse ivy groundcover will now spread and cover the bare area where the bushes were located.

SMALL AMOUNT OF ASPHALT TO BE PATCHED

The Board approved a proposal to patch 7 small areas of disintegrating asphalt in the community, as shown in red on the map below. These seven locations are the worst areas that must be dealt with before the rains. These areas will be ground as needed, then paved and compacted with hot mix asphalt pavement.

The Board and management are very much aware that there most of the rest of the asphalt needs repair or replacement as well, but there simply is not the money to do so at this time.

We do not yet have a schedule for this project. Residents will be apprised when the job is scheduled.

