



# Summerset Village Homeowners Association NEWSLETTER



JUNE 2017

Anchor Community Management, Inc.  
Manager: Colleen Scott  
Billing questions: Julie, ext. 2

P.O. Box 3237  
Camarillo, CA 93011-3237  
E-mail: info@anchorcommunitymgt.com

(805) 388-3848  
Fax: (805) 388-0856  
24 hr. Emergency: (805) 558-6581

**NEXT BOARD MEETING:** Wednesday, June 14, Summerset Clubhouse, 6:00 pm



## ANNUAL MEETING RESULTS

Summerset Village once again did not receive 51% of the ballots back from owners to hold an Annual Meeting, as planned on April 12<sup>th</sup>. The Summerset CC&Rs state that the required number of ballots drops from 51% to 25% after the first attempt. That 25% number has been reached so the ballots were opened on May 11th. The following are the results of the votes:

- Jan Allen .....27 votes
- Berniece Bird ..... 40 votes
- Kim Burman.....23 votes

The IRS ruling 70-604 passed by a vote of 19 in favor and 2 opposed, allowing the HOA to roll over excess operating funds (if any) from one fiscal year to the next without being taxed on this “income”. This vote is required annually by the homeowners.



## POOL OPENING

As happens each year, the pool will open in time for Memorial Day weekend. We will have a pool monitor to supervise activities and behavior at the pool, starting in early June.

Each year, management receives several calls from Summerset Village residents who want them to stop the bad behavior that sometimes takes place at the pool when the monitor is not present. Unfortunately, management does not

have any ability to make people behave at the pool or to make up laws that will stop their bad behavior. Without a substantial increase in dues, we cannot hire security for the pool.

If you are a witness to bad behavior at the pool, you may call the Police and report there are trespassers in the pool.



## **\$250 FINE FOR ANY SUMMERSET RESIDENT WHO USES FIREWORKS ON THE PREMISES!**

Any Summerset resident who is seen using or participating in the use of any kind of fireworks at Summerset will be automatically fined \$250. This action is being taken because of the danger of using fireworks at Summerset and because of the number of those people who did so in past years on the 4<sup>th</sup> of July.

**Fireworks are illegal in Santa Paula.** If you have any questions please contact the Fire Department at 933-4265.

Fireworks are extremely dangerous and especially so at Summerset because of the barranca which is so dry, it could easily ignite from any type of fireworks. If someone were to be hurt or if a building were damaged because of illegal fireworks, all owners would have to pay much higher dues for insurance coverage.



# Summerset Village

## Asociación Propietarios

### BOLETÍN DE NOTICIAS



### JUNIO DEL 2017

Anchor Community Management, Inc.  
Gerente: Colleen Scott  
Billing questions: Julie, ext. 2

P.O. Box 3237  
Camarillo, CA 93011-3237  
E-mail: info@anchorcommunitymgt.com

(805) 388-3848  
Fax: (805) 388-0856  
Emergencia las 24 horas: (805) 558-6581

**PRÓXIMA REUNIÓN DEL CONSEJO:** 14 de junio, Summerset Clubhouse, 6:00 pm



### RESULTADOS REUNIÓN ANUAL

Summerset Village una vez más no recibió el 51% de los votos de los propietarios a mantener una reunión anual, según lo previsto en 12<sup>th</sup> de abril. El estado Summerset CC & r que el número de votos requerido gatas del 51% al 25% después del primer intento. Se ha alcanzado ese número 25% para que las papeletas de voto se abrieron en 11th de mayo. Los siguientes son los resultados de las votaciones:

- Jan Allen .....27 votos
- Berniece Bird ..... 40 votos
- Kim Burman.....23 votos

Fallo del IRS 70-604 aprobada por un voto de 19 favor y 2 se opone, permitió la HOA a rodar exceso fondos operativos (si existen) de un año fiscal a la siguiente sin impuestos en este “ingresos”. Esta votación es necesaria cada año por los propietarios.



### APERTURA DE PISCINA

Como ocurre cada año, la piscina se abrirá a tiempo para el fin de semana de Memorial Day. Un monitor piscina estará disponible para supervisar las actividades y el comportamiento en la piscina a principios de junio.

Cada año, gestión recibe varias llamadas de residentes Summerset Village que quieran parar el mal comportamiento que a veces tiene lugar en la piscina cuando el monitor no está presente. Por desgracia, gestión no tiene ninguna capacidad para hacer que la gente se comporta en la piscina o para hacer leyes que impedirán su mal comportamiento.

Sin un aumento sustancial de las cuotas, no podemos contratar seguridad para la piscina.

Si usted es testigo de mal comportamiento en la piscina, usted puede llamar a la policía e informe hay intrusos en la piscina.



### ¡MULTA DE **\$250** PARA CUALQUIER RESIDENTE DE SUMMERSET QUE ENCIENDA FUEGOS ARTIFICIALES (COHETES) ALREDEDOR DE SUMMERSET VILLAGE!

Cualquier residente de Summerset que sea visto usando o participando en cualquier clase de fuegos artificiales (cohetes) en Summerset será multado automáticamente \$250. Esta acción se está tomando debido al peligro de usar fuegos artificiales en Summerset y debido al número de gente que lo hizo en años pasados en el día 4 de julio.

**Los fuegos artificiales son ilegales y prohibidos en Santa Paula.** Si usted tiene cualquier pregunta comuníquese al Departamento de Bomberos al 933-4225.

Los fuegos artificiales son extremadamente peligrosos especialmente en Summerset debido a la barranca que está muy seca y se podría encender fácilmente con cualquier tipo de fuegos artificiales. Si alguien se lastima o si un edificio se daña debido a los fuegos artificiales (cohetes) ilegales, todos los dueños tendrían que pagar costos mucho más altos para cobertura de seguro.



# Summerset Village

## Homeowners Association

### NEWSLETTER



SEPTEMBER 2016

Anchor Community Management, Inc.  
Manager: Colleen Scott  
Billing questions: Julie, ext. 2

P.O. Box 3237  
Camarillo, CA 93011-3237  
E-mail: info@anchorcommunitymgt.com

(805) 388-3848  
Fax: (805) 388-0856  
24 hr. Emergency: (805) 558-6581

**NEXT BOARD MEETING:** Wednesday, October 12, Summerset Clubhouse, 6:00 pm

Dear Summerset Village Owner or Resident:

Chateau Landscape has been hired to break up and replace the cement in the circle driveway near 322 W. Santa Barbara St. The purpose of this project is to locate the source of the leak causing water to pool continuously on the driveway in this area. There is no other way to get to the leaking pipe(s) other than to remove the concrete. The work on this project will start on 9/6/16 and finish 9/9/16.

Residents of units 312 & 322 only W. Santa Barbara Street will **not** be able to drive into or out of their garages for 8 days. The project will take 3 days to complete, and another 5 days to completely dry. Please do not move barriers or tape or any other item blocking off the area during this job.

Vehicles will still be able to drive through the area and around the work being done. All residents in the area are asked to be cooperative with the workers and to slow down when driving through the area. Parking will be impacted so we ask for your patience during this project.

Thank you,

Summerset Village HOA

Estimado Propietario o Residente de Summerset Village:

Chateau Landscapes ha sido contratado para quebrar y reemplazar el cemento en la entrada circular de coches cerca de 322 West Santa Barbara Street. El propósito de este proyecto es para localizar la fuente de la fuga que provoca que el agua forme un charco continuo de agua en la entrada de esta zona. No hay ninguna otra manera para llegar a las pipas donde está la fuga sino quitando el concreto. El trabajo de este proyecto comenzará el 06/09/16 y terminará el 09/09/16.

Solamente los residentes de las unidades 312 y 322 de la calle West Santa Barbara no podrán conducir para entrar o salir de sus garajes por 8 días. Este proyecto tomará 3 días para completar, y otros 5 días para secar completamente. Por favor, no mueva las barreras o la cinta o cualquier otro elemento que bloquee la zona durante este trabajo.

Los vehículos todavía podrán conducir a través de la zona y alrededor del trabajo que se estará realizando. Se le pide a todos los residentes de la zona que cooperen con los trabajadores y que reduzcan la velocidad cuando conduzcan a través de la zona. El estacionamiento será impactado por lo que pedimos su paciencia durante este proyecto.

Gracias

Summerset Village HOA



# Summerset Village Homeowners Association NEWSLETTER



MAY 2016

Anchor Community Management, Inc.  
Manager: Colleen Scott  
Billing questions: Julie, ext. 2

P.O. Box 3237  
Camarillo, CA 93011-3237  
E-mail: info@anchorcommunitymgmt.com

(805) 388-3848  
Fax: (805) 388-0856  
24 hr. Emergency: (805) 558-6581

**NEXT BOARD MEETING:** Wednesday, June 8, Summerset Clubhouse, 6:00 pm



## ANNUAL MEETING RESULTS

Summerset Village once again did not receive 51% of the ballots back from owners to hold an Annual Meeting, as planned on April 13<sup>th</sup>. The Summerset CC&Rs state that the required number of ballots drops from 51% to 25% after the first attempt. That 25% number has been reached so the ballots were opened on April 20<sup>th</sup>. The following are the results of the votes:

- Jan Allen .....32 votes
- Berniece Bird ..... 36 votes
- Kim Burman..... 21 votes

IRS ruling 70-604 passed by a vote of 20 in favor and none opposed, allowed the HOA to roll over excess operating funds (if any) from one fiscal year to the next without being taxed on this “income”. This vote is required annually by the homeowners.

## NEW BOARD MEETING DAY AND TIME

To accommodate Board members’ schedules, the Board meeting day has been moved to the second Wednesday of even months (June, August, October...), and the time moved to 6:00 pm.



## POOL OPENING

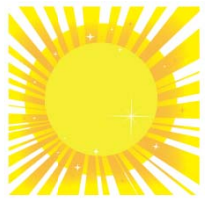
As happens each year, the pool will open in time for Memorial Day weekend. We will have a pool monitor to supervise activities and behavior at the pool, starting in early June.

Each year, management receives several calls from Summerset Village residents who want them to stop the bad behavior that sometimes takes place at the pool when the monitor is not present. Unfortunately, management does not have any ability to make people behave at the pool or to make up laws that will stop their bad behavior. Without a substantial increase in dues, we cannot hire security for the pool.

If you are a witness to bad behavior at the pool, you may call the Police and report there are trespassers in the pool.







# Summerset Village Homeowners Association NEWSLETTER



MAY 2015

Anchor Community Management, Inc. Manager: Colleen Scott Billing questions: Julie, ext. 2	P.O. Box 3237 Camarillo, CA 93011-3237 E-mail: info@anchorcommunitymgt.com	(805) 388-3848 Fax: (805) 388-0856 24 hr. Emergency: (805) 558-6581
<p align="center"><b>NEXT BOARD MEETING:</b> Thursday, June 11, Summerset Clubhouse, 6:30 pm</p>		

## PLEASE DON'T BOTHER BOARD MEMBERS!



Board members are unpaid volunteers who donate their time to Summerset Village. Individually, Board members cannot make decisions as it takes all of them to vote on an issue at a meeting. Board members also do not have the phone numbers of the vendors who perform work at Summerset Village. If you have a maintenance issue or another common area concern, you may call Anchor Community Management and discuss with them. Or, if you would rather email them with your concern, please do so to info@anchorcommunitymgt.com. Like most Summerset Villaggio residents, Board members enjoy their off time and do not want to be disturbed at home. Please do not call or stop by their homes.

IRS ruling 70-604 passed by a vote of 26 in favor and 1 opposed, allowed the HOA to roll over excess operating funds (if any) from one fiscal year to the next without being taxed on this "income". This vote is required annually by the homeowners.



## POOL OPENING

As happens each year, the pool will open in time for Memorial Day weekend. A pool monitor will be available to supervise activities and behavior at the pool in early June.

Each year, management receives several calls from Summerset Village residents who want them to stop the bad behavior that sometimes takes place at the pool when the monitor is not present. Unfortunately, management does not have any ability to make people behave at the pool or to make up laws that will stop their bad behavior. Without a substantial increase in dues, we cannot hire security for the pool.

If you are a witness to bad behavior at the pool, you may call the Police and report there are trespassers in the pool.



## PLEASE PICK UP AFTER YOUR DOG

It is a Santa Paula City ordinance that residents must clean up after their dogs. If you don't, who will clean up after them? The city won't, the HOA landscaper won't, so who will?

Responsible dog owners never have to be told to clean up after their dog. They know it is part of owning a dog. Responsible dog owners also know it is completely unsanitary to leave dog waste on the ground.

When you take your dog out for a walk, take a pick up bag with you, and please pick up after your dog!



## ANNUAL MEETING RESULTS

Summerset Village once again did not receive 51% of the ballots back from owners to hold an Annual Meeting, as planned on April 9<sup>th</sup>. The Summerset CC&Rs state that the required number of ballots drops from 51% to 25% after the first attempt. That 25% number has been reached so the ballots were opened on April 16<sup>th</sup>. The following are the results of the votes:

- Jan Allen ..... 49 votes
- Berniece Bird ..... 38 votes
- Kim Burman ..... 30 votes

## UNAPPROVED SATELLITE DISHES POPPING UP

We are seeing more and more dishes on roofs at Summerset Village. Those dishes are unapproved, and in many cases are located in places where someone had to walk on the roof to install them, which can cause leaks in the roofs.



Owners with satellite dishes installed anywhere on the outside of the unit will be required to remove them prior to the close of any escrow. They will also be billed for a roof inspection by the HOA roofer, of the area where the dish was installed to make sure no damage occurred as a result of the dish installation.

Please do not install satellite dishes without approval.

