

# SYCAMORE



# CREEK

OWNERS ASSOCIATION

## Newsletter

JULY 2018

ANCHOR COMMUNITY  
MANAGEMENT, INC.  
805-388-3848

FAX: 805-388-0856

AFTER HOURS EMERGENCY #:  
805-558-6581

CORNWALL SECURITY:  
805-676-1828 or 866-921-1238

E-MAIL:  
info@anchorcommunitymgt.com

BILLING QUESTIONS: 388-3848, x2  
julie@anchorcommunitymgt.com

WEBPAGE:  
anchorcommunitymgt.com/  
sycamore.htm

ONLINE PAYMENTS:  
Links on the webpage

NEXT BOARD MEETING:  
Wed., August 1, 6:30 pm  
215 Daily Drive, Ste. 10, Camarillo  
(across from Marie Callender's,  
by Best Western)



## PROJECTS A' PLENTY BEING PLANNED

Paint – several proposals were solicited to paint the buildings, including most items attached to the buildings, such stairs steps, wood trim, deck railings and applicable deck undersides. Many other items may be included into this project, such as the perimeter fencing. Board will decide what other items are to be included prior to signing a contract. It is possible this job can start later this year.

Landscape Improvement – improvements to the landscaping began earlier this year with our current landscape company, MGM. These improvements are expected to continue into the foreseeable future.

Sewer line maintenance – to avoid sewer back-ups, the City of Camarillo has asked us to perform regular maintenance on the sewer lines under the manhole covers and through the clean out stations near each unit. This work involves hydro-jetting sewer mainlines to remove root intrusions and any debris that catches in the low spots of the lines. The plumbers then put a camera down the line to make sure it is clear.

We will also put a camera down each clean out line which connects to the main sewer line from each unit, in order to spot and root issues or other possible problems.

It is amazing how quickly roots grow in those lines!

Tree Trimming – all trees in Sycamore Creek are trimmed at least every two years. We trim the trees on the interior one year, and the next year we trim the trees on the perimeter. This year, the perimeter trees are primarily the ones that will be trimmed. Proposals will be solicited by the

manager in July for a trimming to be completed in the fall.

Rodent Control – the Board considered hiring a pest control company to install and maintain bait stations around the property. These bait stations would contain bait that would, when consumed by a small rodent, kill them. Because of concerns to other animals in the food chain that may eat the dead rodent, the Board decided against bait stations. Instead, 2 owl nesting stands were approved to be installed in two trees. Each owl can consume as many as 2,000 rats or mice a year, so if they nest in the stand and have a family, that family of owls can consume a lot of rodents!

Monument Sign - the sign at the Ponderosa entrance is failing and needs to be replaced. Proposals to replace were reviewed and one chosen. It will not be finalized until proofs are provided and approved.



## TERMITE INSPECTIONS

BPC, the termite inspection and

treatment company under contract with Sycamore Creek, advises that sometimes Sycamore Creek residents are not having their units inspected because they keep putting off the inspection.

BPC tries to contact owners and tenants when their unit is due for a once-every-other year inspection. Sometimes, they are told “not now” by the resident. But they need to call BPC back and actually schedule the inspection! Owners whose unit has not been inspected within 2 years will be expected to assume the costs of any termite work that needs to be done at a later time, such as when the unit is in escrow. Reminder letters are sent to owners when the 2 years is up.