



# TUOLUMNE OAKS

## TOWNHOUSE OWNERS ASSOCIATION NEWS

≈ APRIL 2018 ≈

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**NEXT BOARD MEETING:** Tuesday, May 8th, 7:00 pm, 794 Tuolumne Avenue

### NEXT BOARD MEETING

The next meeting of the Board of Directors will be held on Tuesday, May 8th, at the home of Board member, Stacy Hamlet, 794 Tuolumne. An agenda will be posted at the mailbox. All are welcome to attend and there will be an opportunity to address the Board prior to the business portion of the meeting.

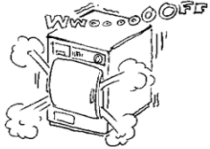


for accurate and timely credit to your account. Make your assessment payable to **Tuolumne Oaks**.

**If you pay via check**, please send payment as usual to Mutual of Omaha with the increased amount.

**If you pay online using a bill pay service**, make sure that for all payments use your account number printed on your statement, and have the payment address listed as Tuolumne Oaks Townhomes OA, c/o Anchor Community Mgt., P.O. Box 29197, Phoenix, AZ 85038-9197.

**To pay online through Mutual of Omaha**, click the link on the Anchor Community Management webpage (anchorcommunitymgt.com), or go directly to [cabpayments.mutualofomahabank.com](http://cabpayments.mutualofomahabank.com). You will need information from your statement to sign up for Mutual of Omaha - Community Association Bank online payments. If you have questions, you can call Mutual of Omaha Customer Service: 866-800-465



### MOVE-OUT FEE

Because those moving out of the complex consistently leave behind large items next to the trash bins the Board of Directors has approved charging a

\$50.00 Move-Out Fee. This fee will be automatically charged to the account with move out of a unit. You have a 30-day period to make your comments prior to the fee going into affect.

### FICUS TREE POLICY



The 30-day period for comments on the Ficus Tree Policy has ended and the policy is now in force. If you have a Ficus Tree in your patio planted in the ground it must be removed. If it is in a pot it must be on concrete. Inspections will take place in a couple of weeks for compliance. Thank you for your cooperation.

### REMINDER: SPECIAL ASSESSMENT PAYMENTS **INCREASING**

The first year of payment the bank gave the Association a "teaser rate" (2.99%). Beginning June 2018 your Special Assessment payment will be **\$71.80/month** (4.49%). If you are using coupons, increase your payment by \$4.45 each month. Keep in mind there is a 10% late fee on any balance.

If you pay online you will need to increase the amount. Please reference your **account number** on your payments,

### PROPER PROTOCOL FOR CRIME REPORTING

Suspicious activity, property or personal crimes should be reported to the Sheriff's office 805 654-9511, not the Management Co.

The Sheriff's office welcomes your calls and the presence of one of their patrol vehicles in the complex sends a signal to those that should not be there or are engaging in unlawful activity.



### ANNUAL MEETING AND POTLUCK

The Annual Meeting and Elections for the Board of Directors will be held June 12<sup>th</sup>. While only owners may be elected to the Board all residents are invited to attend the Potluck. You will be receiving an invitation with a request to RSVP with your contribution to the Potluck. Come and meet/greet your neighbors.