



# TUOLUMNE OAKS

## TOWNHOUSE OWNERS ASSOCIATION NEWS

≈ MAY 2018 ≈

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**NEXT BOARD & ANNUAL MEETING:** Tuesday, June 12, 7:00 pm, Common Area by Mailboxes



### 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.

### REMODELING?

Please note that when remodeling your old cabinets, used wood & hardware, etc., cannot be thrown into the Association's trash bins. It is up to you or your contractor to take that to the dump.

### NEXT BOARD MEETING

The next meeting of the Board of Directors will be held on Tuesday, June 12th, 6:00 pm, along with the Annual Meeting of Members, Common Area near the mailboxes. There will be an opportunity for owners to address the Board prior to the business portion of the meeting.



### MOVE-OUT FEE

There was only one objection to the Move-Out Fee; therefore, the \$50.00 Fee has become part of the Rules & Regulations. This fee will be

automatically charged to the account with move-out of a unit.



### FIGUS 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 not removed the Ficus Tree planted in the ground in your patio you will be receiving a Violation Notice. If it is in a pot it must be on concrete. Inspections will take place 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, 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 (anchorcommunitymgmt.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



### GARAGE DOORS

Garage doors must be closed and locked unless you are loading/unloading. Doing so protects your property along with that of your garage-mates.

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