

# UPPER TERRACE

MAY 2017 NEWSLETTER

Annual Meeting: Thursday, June 15, 2017 6:00 pm

HOMEOWNERS ASSOCIATION

ANCHOR COMMUNITY MANAGEMENT, INC.

P.O. Box 3237 • Camarillo, CA 93011-3237

805-388-3848 • TOLL FREE: 877-388-3848 • FAX: 388-0856

info@anchorcommunitymgt.com

WEB PAGE: AnchorCommunityMgt.com/UpperTerrace.htm

AFTER HOURS (EMERGENCIES ONLY): 805-388-3848

BILLING QUESTIONS: julie@anchorcommunitymgt.com

## RODENT POISONS CAN KILL PETS & WILDLIFE

Anticoagulant rodenticides, commonly known as rat poison, are also responsible for the deaths of hawks, owls, bobcats, coyotes, mountain lions and pets each year. Domestic animals like dogs and cats are especially vulnerable to these poisons. Primary poisoning comes when the targeted animal consumes the rodenticide bait and leaves the bait box. They can live for up to 10 days, making the rodent easy prey for wild predators or house pets.

### City of Thousand Oaks Takes Action



In 2015, the City adopted a resolution to:

- Discontinue the use of anticoagulant rodenticides at City facilities.
- Urge businesses to discontinue selling or using rodenticides.
- Urge residents to discontinue purchasing and using rodenticides.

### What You Can Do

For businesses and homeowners- minimize elements (food, water, shelter) that are necessary for rodent to survive.

#### 1. Eliminate Access

- ✓ Seal all cracks and crevices that may lead into your home, garage, attic, and crawl spaces.
- ✓ Use ¼" metal mesh (not chicken wire) to seal off entry points, and steel wool for smaller holes.
- ✓ Maintain landscaping – Keep a two foot space between bushes and remove tree limbs within 3' of roof.

#### 2. Prevent Rodent Issues

- ✓ Keep trash & recycling areas clean; do not overfill containers.
- ✓ Secure trash cans & dumpsters from birds & rodents
- ✓ Don't feed birds or pets outdoors.

#### 3. Use Alternative Pest Control

- ✓ Install barn owl nesting boxes to encourage owls which are natural predators.
- ✓ Use mechanical traps such as capture, snap or electronic traps.
- ✓ Use a rodent exclusion company rather than an exterminator.

Upper Terrace HOA does not employ the services of a pest control company, but presumably some of the residents do.

For more information about eliminating the use of bait traps, please contact John Brooks at the City of Thousand Oaks, jbrooks@toaks.org or 805-440-2472.



### 'THE TERRACES' MONUMENT SIGN SLATED TO BE BUILT

The City of Westlake informed the Upper Terrace and Lower Terrace HOA's that they are the only HOA's in Westlake that do

not have an entry sign! So, the President of Lower Terrace HOA got busy and started making an entry sign project come to fruition! She has been working with Christine, President of Upper Terrace on the project.

It has finally been approved by all the necessary departments at the city and work is expected to begin in early May 2017. Lower Terrace is paying the majority of the money, with a much smaller amount being donated by Upper Terrace. The sign will sit on Lower Terrace ground at the entrance to Saddle Mountain from Triunfo Canyon, on the south side. Lower Terrace will be responsible for maintenance of the sign.

This project seems to be a win-win for Upper Terrace and will provide a substantial and classy look to the properties.

Thank you to Lower Terrace and to Christine from Upper Terrace for all the work you did to make this happen!

# UPPER TERRACE

FEBRUARY 2017 NEWSLETTER

Next Board Meeting: Thursday, April 6, 2017 6:00 pm

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HOMEOWNERS ASSOCIATION

## WESTLAKE VILLAGE COMMUNITY PARK & TRIUNFO YMCA

The park is located at 31107 Thousand Oaks Blvd. There is a one-way entrance and a one-way exit off of Thousand Oaks Blvd that can be accessed by vehicle, bicycle, or sidewalk during park hours.

The City's new Westlake Village Community Park along with the Triunfo YMCA facility features a 19-acre active park site and a 55,000 square feet facility for the YMCA, including the Dole Interactive Learning Center, Store, and Café.

### Westlake Village Community Park

The Westlake Village Community Park, once fully constructed, will contain eight acres of lighted synthetic turf athletic fields for soccer, baseball, softball, and other sports, a walking/jogging trail, skate park, picnic areas, outdoor volleyball and basketball courts, fitness equipment, restroom/concession facilities, and children's play areas.

### Triunfo YMCA

The Westlake Village Triunfo YMCA, once completed, will feature two indoor swimming pools, gymnasium and indoor basketball court, climbing wall, child activity

center, multipurpose rooms, and a healthy living center.

The ball fields are now available for rental Monday-Sunday from 7 am - 9 pm.

### Space For All Ages

With so many recreational opportunities available, the Westlake Village Community Park and YMCA will provide much needed field and court space to support existing regional youth sports organizations, while creating more recreational and event space for all ages to socialize, learn and enjoy.



### DOG PARK COMING TO WESTLAKE VILLAGE

This city project involves the design and construction of a dog park on City-owned land located at the southwest corner of Oak Crest Drive and Agoura Road.

This project is scheduled to begin in February 2017.

The city website indicates this dog park will have pet washing stations, play mounds with boulders, pet waste stations, a small dog entrance, drinking fountains, leash posts, water play areas and seating areas.

No mention of an estimate finish date was found on the city website.



30 Acre Site  
18 Acres Developed

# UPPER TERRACE

## NOVEMBER 2016 NEWSLETTER

Next Board Meeting: Thursday, January 5, 2017 6:00 pm

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## HOMEOWNERS ASSOCIATION



### ALERT FROM THE CITY OF WESTLAKE VILLAGE

ATTENTION BUSINESS OWNERS!!! The Los Angeles County Fire Department DOES NOT charge you for your annual inspection. You are under NO obligation to accept the services of so-called private inspectors and these so-called inspections WILL NOT replace the inspection that is done by our department (again, at NO CHARGE). We have recently heard of a spike in the Calabasas area, and these unnecessary inspections are costing businesses about \$400! We hear that these "inspectors" can be quite forceful, intimidating, and threatening, but please know your rights. And please read the fine print . . . they clearly acknowledge that they are not affiliated with anyone. Once again, to be clear, LACOFD DOES NOT CHARGE FOR INSPECTIONS, and you should never have to pay for the INSPECTION.

*Brianne Anderson*, Community Services Coordinator  
City of Westlake Village  
31200 Oak Crest Drive  
Westlake Village, CA 91361  
818-706-1613  
[brianne@wlv.org](mailto:brianne@wlv.org)

### CORRECTION: EARTHQUAKE INSURANCE

The budget that was mailed to owners had an insurance disclosure that was missing the earthquake coverage, which is held by a different agency. The corrected disclosure is on the back of this newsletter. We apologize for any confusion. As usual, the insurance disclosure is posted on the webpage, for future reference.



### 2017 BUDGET APPROVED – HUG A BOARD MEMBER!

The Board of Directors recently approved a budget for fiscal year 2017. This budget includes continuing contributions to the reserves, as well as funding the day to day operational expenses of the Upper Terrace HOA.

As of August 31, 2016, Upper Terrace had \$104,979.09 in the operating account, \$18,008.53 in the reserve checking account, and \$11,833.38 in the Pacific Western Bank CD account, which has grown from \$10,000.00. Roy, Treasurer advised the Board that Upper Terrace continues to be in a sound financial state with sufficient monies to cover the scheduled concrete repair projects and fall tree trimming.

Upper Terrace owners have enjoyed many years of no increase in monthly dues, despite rising costs in many areas such as water. The Board continues to manage the HOA funds in a conservative manner which has worked out very well for the owners.

Once again, the budget was approved with no anticipated increase in the monthly dues for 2017.

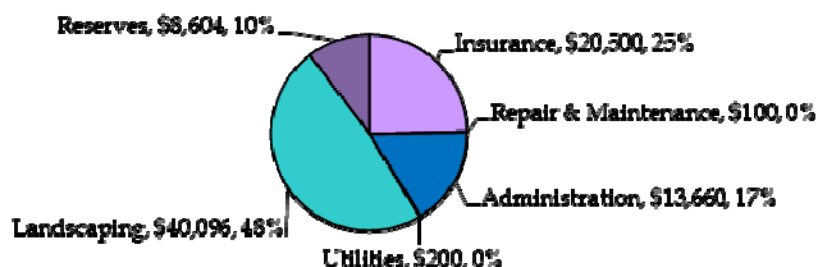


### TREE TRIMMING COMING SOON

The Board and the landscaper walked Upper Terrace recently and agreed that a few trees are in need of 'lacing' (opening them up so the wind can blow through them) and general trimming.

We expect that this trimming will take place in late fall or early winter.

### Where Does The Money Go?





# UPPER TERRACE

## AUGUST 2016 NEWSLETTER

Next Board Meeting: Tuesday, September 20, 6:00 pm

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## HOMEOWNERS ASSOCIATION

### ANNUAL MEETING HELD AS PLANNED

Upper Terrace owners once again did not disappoint. Enough ballots were received a week ahead of time, so we knew going into the meeting that a quorum had been established. In this day and age, it is truly extraordinary for any HOA to establish quorum year after year. But then, Upper Terrace is truly extraordinary!



This year, we finally were able to fill a 4<sup>th</sup> position on the Board with the election of Carolyn (Sue) Palmer. Welcome, Sue!

The Annual Meeting results are as follows:

Christine Brown.....	48
Roy Hanson .....	30
Michael McCarthy .....	24
Carolyn Palmer .....	18

Christine will continue serve as President, with Roy continuing as Treasurer. Michael will remain in the Member-at-Large position.

The IRS resolution passed by a vote of 21 in favor and 1 opposed, allowing the HOA to roll over any excess funds without being taxed on the “income”.

Thanks again to all those owners who mailed in their ballots in time so a quorum could be established and the meeting held!



### WALK THROUGH RESULTS

Matthew, owner of Chateau Landscaping, and the Board members conducted a walk through inspection of Upper Terrace in mid-June.

They found 2 driveways where several slabs will need to be replaced. That work has been approved and scheduled.

They also noted several trees that will need to be trimmed and laced so the wind can blow through them. Look for that work to take place in the fall when the weather is a little cooler.

### 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 locally.

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.

*From the Ventura Environmental Health Department webpage.*

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MAY 2016 NEWSLETTER

Annual & Board Meeting: Thursday, June 30, 6:00 pm

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HOMEOWNERS ASSOCIATION



## ANNUAL MEETING WILL BE HERE BEFORE YOU KNOW IT!

Five Board positions will be up for election at the upcoming Annual Meeting on Thursday, June 30. Each position is for a one year term.

If you are interest in a position on the Board, and are an owner in good standing (assessments up to date, violations remedied, etc.), you may fill out the nomination form being mailed out in the next few days and return to Anchor Community Management by the deadline stated.

Ballots will be mailed out in mid-May. You may vote and mail them back in the postage paid envelope provided, or you may drop the ballot by at the night of the meeting on June 16.

In the past, Upper Terrace owners have been outstanding in turning in their ballots, so we usually have enough to hold the Annual Meeting. Please don't let us down this year! When you receive your ballot, please vote it and put it in the mail.

## WATER IS RESTRICTED, NOT FORBIDDEN!

Upper Terrace owners and tenants alike are reminded that watering of the landscaping still needs to take place, though on a much more restricted basis due to the drought. Watering of the common area landscaping by owners and their tenants is required in the CC&R's and rules of Upper Terrace.

Currently, you may water 2 times a week for 15 minutes each time. Even addresses may water on Mondays and Fridays. Odd numbered addresses may water on Tuesdays and Saturdays. Irrigation may take place only after 5pm and before 10:00am.

Additionally, potable water shall not be used to clean or sweep hard surfaces such as driveways or parking areas.

Upper Terrace HOA has spent a lot of money on replanting slopes, and that money is going to be wasted if owners and tenants alike don't water the plants. Help us to keep Upper Terrace beautiful!



## IT'S THAT TIME OF YEAR WHEN RATTLESNAKES COME OUT

Rattlesnakes would prefer to avoid you, and given the chance, they will usually crawl away.

To avoid them, the following actions are suggested:

- Make noise when walking on trails or hills
- Don't reach up or over any place you cannot see
- Look carefully before stepping over logs, rocks, etc.
- Don't sit on a log, rock or any area without checking it thoroughly.
- If you see a snake, give it a wide berth and walk around it.
- During hot weather, be more careful in the mornings and evenings when they are active.

Bruce Freeman, Oak Park resident and the official Snake Guy is available to remove any snake. Most folks just call him when they see rattlesnakes. Bruce is a certified instructor for the CA Dept. of Fish and Game and is very experienced at rattlesnake capture.

If you encounter any snake and would like it removed, please give him a call. He lives just a few minutes away and there is no charge. Call Bruce at (818) 707-3147.

If Bruce is not available for any reason, the Fire Department can usually help.



# UPPER TERRACE

MARCH 2016 NEWSLETTER

Next Board Meeting: Wednesday, April 20, 6:00 pm

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## WINDS CREATE HAVOC IN UPPER TERRACE



On January 6, 2006 the winds and rain joined forces to completely uproot this tree in front of 32440 Saddle Mountain Road.

The professional and quick responding Upper Terrace landscaper, Chateau Landscape, was able to be on site within a short amount of time. By the next morning, there wasn't a trace of this accident.

No injuries except for the tree!



### A SIGN OF THE TIMES

The nice sign on the right side of Saddle Mountain Road after you have turned off of Triunfo Canyon Road is not expected to last much longer. It is rotted, it is crooked, and it just isn't up to the job any longer.

A Real estate style of sign with pickets that will also hold Board meeting agendas is probably going to serve as the next replacement sign. Those types of signs have sharp pickets on each side and are easy to just stick in the ground.

This project will take place in the near future.

## WESTLAKE VILLAGE EL NIÑO INFORMATION

More information on the City webpage [wlv.org](http://wlv.org)

### Instant Emergency Information

Access to up to date emergency information may be the key factor in avoiding hazardous areas during a large scale storm. The City will use this website to post important information as it becomes available. In addition, the City uses two other communication tools to inform residents of emergency related events.

**EMERGENCY ALERT TEXT MESSAGES** - Sign up to receive text message alerts from the City. These messages will be used for general emergency related information such as road closures, minor flooding, and road hazards. (see link at [wlv.org](http://wlv.org))

**Connect – CITY EMERGENCY ALERTS** - The City's reverse 911 call out system is used for major emergency alerts such as neighborhood evacuations or large flooding incidents. All City landlines are automatically registered in the system. Residents are encouraged to add additional phone numbers such as mobile devices and office numbers to receive important emergency related messages from the City.

### Sandbags

Free sandbags are available in two locations within the City:

**LA County Firestation #144** - 31981 Foxfield Drive - Sandbags located to the left of the station near the flood channel. Please do not go into Firestation.

**Westlake Village Community Park** - 31107 Thousand Oaks Boulevard. Sandbags are located at the top of the park access roads.

### El Niño Preparedness Checklist for Residents

- Remove debris and leaves in your roof gutters and yard drains. If you live on a hill, clear all swales to ensure that water flows through them properly.
- Ensure all yard drains are cleared to prevent ponding.
- Investigate flood or water damage insurance on your homeowner policies.
- Do not attempt to drive through flooded roadways. Your vehicle could get stuck or stall.
- Stay clear of any downed power lines. Call 911 immediately.
- Ensure that your windshield wipers are working properly.
- Report any hazards or flooding immediately.



# UPPER TERRACE

NOVEMBER 2015 NEWSLETTER

Next Board Meeting: Tuesday, January 26, 2016, 6:00 pm

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## PLEASE UPDATE YOUR INFORMATION

Upper Terrace owners are encouraged to provide management with updated contact information for themselves and/or any tenants they may have.

This information remains with the Association and is used for HOA purposes only. Sometimes, Management or the Board need to contact you regarding issues that may arise and which may affect you.

Many folks use only their cell phones and don't have landlines any longer, but Management or Board members only have a landline listed.

Owners should also provide updated email addresses as occasionally it may be necessary to send out a blast email to all when a situation arises where owners need to be notified. Additionally, off-site owners who rent out their Upper Terrace units are required to provide contact information for the tenants. Remember, renter newsletters are sent via email now. Send updates to info@anchorcommunitymgt.com or use the registration form on the webpage.



## DROUGHT DOESN'T MEAN NO WATERING!

Upper Terrace owners and tenants alike are reminded that watering of the landscaping still needs to take place, though on a much more restricted basis due to the drought. Watering of the common area landscaping by owners is a requirement of Upper Terrace owners and their tenants.

Currently, you may water 2x a week for 15 minutes each day. Even addresses may water on Mondays and Fridays. Odd numbered addresses may water on Tuesdays and Saturdays. Irrigation may take place only after 5pm and before 10:00am. Please pause your irrigation timers for 48 hours after receiving measurable rainfall.

Additionally, potable water shall not be used to clean or sweep hard surfaces such as driveways or parking areas.

Las Virgenes Water District will provide one warning for infractions and then they will fine folks who don't comply with the water restrictions, as stated on their webpage.

We encourage all residents to water anything that looks like it is dying. Replacing landscaping is a lot more expensive than watering it.

## PLEASE LET THE EXPERTS TRIM TREES IN COMMON AREAS



Someone recently trimmed (we use the word loosely) pine trees in common area near 32458 Saddle Mountain Rd. The trees have been ruined by this very savage and inexperienced chopping and may not survive.

Common area trees are the responsibility of the Upper Terrace Association to maintain. No one may trim, chop or in any way alter trees in the common area. If the perpetrator of this recent chopping of trees is discovered, they will be held responsible for their actions. General maintenance requests can be directed to the HOA.

The Board looks at trees each year and determines which ones are to be trimmed. When decided, a properly licensed and insured tree trimming company is hired to complete the job. Several trees are going to be trimmed on October 29, 2015.



## 2016 BUDGET APPROVED

The Upper Terrace Board of Directors has approved the proposed budget for next year. The approved budget does not call for an increase in the monthly dues. That means the monthly dues have not increased in at least 10 years!

Upper Terrace owners may not know how rare it is for an HOA to be able to keep dues the same for so many years. Most HOA's have to raise them at least once or twice during that timeframe.

You have a very conscientious Board to thank for this fact. They try and save money wherever they can and they put a lot of their own time into handling Upper Terrace matters. They receive no compensation for their efforts, but the knowledge that they are helping to preserve the property values of Upper Terrace owners.

# UPPER TERRACE



HOMEOWNERS ASSOCIATION

## JULY 2015 NEWSLETTER

**Next Board Meeting:** Wednesday, Sept. 30, 2015, 6:00 pm

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### 2<sup>ND</sup> ANNUAL WESTLAKE VILLAGE JULY 4<sup>TH</sup> FIREWORKS SPECTACULAR



The Spectacular Westlake Village Fireworks Show is back! The driving range at Westlake Village Golf Course will be open to the public at 5:00pm with free seating, food trucks, games, and entertainment that will all lead up to the incredible fireworks show at 9:10pm. Residents may bring a picnic or purchase food from the food vendors.

The fireworks will be fired from the golf course and will reach altitudes of 500 feet! Upper Terrace residents should have a very good view of them, providing it is clear that night.

For those who want to get up close and personal to view the fireworks, you will need to stay off the golf course property but, parking at the Westlake Village Inn is available but will be valet only. There are alternative locations that will offer parking such as the former hospital property.

For more information regarding the event, please visit the City's website at [www.wlv.org/fireworks](http://www.wlv.org/fireworks), or contact City Hall at 818-706-1613.

or resulting in excessive runoff. Although LVMWD will continue to provide an initial warning letter, fines will escalate to \$500 for repeated non-compliance.

### ANNUAL MEETING IS A SUCCESS!

As always, the Upper Terrace community came through with their ballots! We achieved a quorum before the meeting date. This year, 3 Upper Terrace owners submitted their names for 5 Board positions.

The Annual Meeting results are as follows:

Christine Brown - 50

Roy Hanson - 38

Michael McCarthy - 22



Christine will continue serve as President, with Roy continuing as Treasurer. Michael will remain in the Member -at -Large position.

The IRS resolution passed by a vote of 22 in favor and none opposed, allowing the HOA to roll over any excess funds without being taxed on the "income".

Thank you to all Upper Terrace owners who turned in their ballots so that the Annual Meeting could be held.



### LVMWD BOARD ENACTS ADDITIONAL CONSERVATION MEASURES; IRRIGATION LIMITED TO TWO DAYS PER WEEK

CALABASAS, CA April 30, 2015 – In response to the state's deepening drought crisis, at its April 28 meeting, the Las Virgenes Municipal Water District (LVMWD) Board of Directors adopted additional measures intended to reduce water use within the District. The State Water Resources Control Board has directed LVMWD to reduce usage by 36 percent or face stiff financial penalties. Major actions taken by the LVMWD Board include-

- Irrigation with potable water is now limited to two days each week. Service addresses ending in even numbers may be irrigated Monday and Friday; addresses ending in odd numbers may be irrigated Tuesday and Saturday.
- Irrigation is limited to no more than 15 minutes per station or zone on designated watering days.

The new irrigation restrictions take effect immediately; enforcement will begin on June 1, giving time for property owners to adjust their irrigation systems. Initially, the focus of enforcement will be irrigation during the wrong days or times,

I want to thank Thelma Ploesch for everything she has done over the years for Upper Terrace Homeowners Association here in Westlake Village.

I've had the privilege of working with Thelma for over ten years on our Board of Directors.

I don't think our HOA even knows all that Thelma has done in volunteering her time through the years to solve problems and make this a better place to live.

I've always found Thelma to be sharp as a tack with a gracious bearing and a delightful sense of humor.

And throughout the often contentious issues that homeowners have been engaged in, she has always been decent and fair.

Truly an exceptional individual.

I say God bless you Thelma.

Roy Hanson

UTHOA Board



# UPPER TERRACE

FEBRUARY 2015 NEWSLETTER

Next Board Meeting: Wednesday, April 22, 2015, 6:00 pm

HOMEOWNERS ASSOCIATION

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## CHANGE IN BANKS TO OCCUR IN MARCH 2015

We are certain that some Upper Terrace owners will be happy to hear that you will be soon making your monthly association payment to Mutual of Omaha Community Association Bank (CAB) instead of Union Bank. This change will be effective with your **March** 2015 payment. **Please make your February payment to Union Bank as usual.**

This change was instituted for a number of reasons, first and foremost being the ease with which owners can now pay their association dues. The website for Mutual of Omaha is easier to use than the Union Bank website and the payment options are easily navigated. Additionally, Upper Terrace will earn interest on their checking account. Currently, they do not.

Owners will have 5 options for payment of their dues with Mutual of Omaha:



1. Send in a check with a coupon or payment stub directly to the lockbox department in the envelope which will be enclosed.
2. Sign up for ACH/Direct Debit from your checking account
3. Pay on line from your checking account to Mutual of Omaha's lockbox
4. Log on to [cabpayments.mutualofomahabank.com](http://cabpayments.mutualofomahabank.com) and pay by e-check (link on Upper Terrace webpage)
5. Log on to [cabpayments.mutualofomahabank.com](http://cabpayments.mutualofomahabank.com) and pay using your Visa, MC, Discover or Am Ex credit card (fees apply)

Homeowners who currently have their monthly dues automatically debited from their checking account will need to sign up with Mutual of Omaha to continue that service. If your enclosed statement says "Do Not Pay", the February assessment will be the last automatically deducted from your account by Union Bank. Otherwise you will need to stop the payments to Union Bank and redirect them to Mutual of Omaha.

Those who choose to mail a monthly check for their dues will be sending their check to Phoenix. The Mutual of Omaha lockbox center in Phoenix is a huge, state of the art facility that is totally dedicated only to processing HOA payments. All transactions are optically recorded.

We are confident that Upper Terrace owners will find this change to be a positive one.

## OWNERS RESPONSIBLE FOR MAINTENANCE OF MANY ITEMS



We take this opportunity to refresh your memories of some items for which owners, not the HOA are responsible. The list includes, but is not necessarily limited to:

1. Maintenance of the roof
2. Mailbox repair and/ or maintenance
3. Walkways
4. Maintenance of exterior improvements of buildings and additions made by a homeowner.
5. Window and screen repair or replacement
6. Pest extermination
7. Interior repairs.
8. Maintenance and repair of fences, patios, walls and gates on homeowner's exclusive use area.
9. Repair and or replacement of garage doors
10. All utility lines from meter to house (water, gas, sewer, electrical).
11. Roof gutter clean-out and repair.
12. Storm drains on homeowner exclusive use areas.
13. Any interior repairs regardless of cause, including roof leaks.
14. Landscaping planted by owner/tenant including damage caused by said landscaping.
15. All repairs and replacements which shall be in accordance with the existing architectural standards following written approval by the Board.

### The HOA is responsible for:

1. Maintenance of the common areas and driveways excluding all driveway stains.
2. Tree removal and trimming of those trees in common areas as determined by the Association.
3. Maintain the sprinklers and valves associated with the common areas.

We hope owners find this information useful.