

UPPER TERRACE

MAY 2018 NEWSLETTER

Annual Meeting: Thursday, June 7, 2018 6:00 pm

ANCHOR COMMUNITY MANAGEMENT, INC.

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HOMEOWNERS ASSOCIATION



PUT ANNUAL MEETING DATE ON YOUR CALENDAR

Five Board positions will be up for election at the upcoming Annual Meeting scheduled for Thursday, June 7, 2018. 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 mailed out recently and return it to Anchor Community Management by the deadline stated. Ballots will be mailed out in early May. Please vote your ballot and mail it back in the postage paid envelope provided, as soon as possible. If you would rather, you may drop the ballot by at the night of the meeting on June 7th.

In the past, Upper Terrace owners have been outstanding in turning in their ballots, so we usually get a quorum and are able to hold the Annual Meeting. We expect to be able to do the same this year.

If you are not related to a candidate and wish to count ballots, we have a couple of openings for that the night of the meeting! Let management know if you can help with that.

BOARD CONSIDERING NATURAL RODENT CONTROL

The Upper Terrace Board and management are researching and considering controlling ground squirrels via natural methods. These natural methods eliminate the use of traditional 'bait stations' which are believed to not only kill the rodents, but the secondary animal that comes along and eats the dead rodent. Upper Terrace does not currently use any method of control.

The natural method being considered involves setting up nesting boxes in or around trees which is expected to attract various types of owls and hawks, who then hunt the ground squirrels. The boxes would be installed in the Upper Terrace common areas, in yet to be determined locations. This idea is still being researched and no decision has been made.



LANDSCAPE HAPPENINGS



The Board conducted a walk-through of the Upper Terrace property in February of this year with the Chateau Landscape, the current landscaper.

It was agreed that the dying pine located at 32302 Tempe Way will be removed and its stump ground. It was also agreed that the 2 tall pines located at 32440/32448 Saddle Mountain Road are in need of trimming. Both of these jobs were approved at the April 12th Board meeting. Urban Tree Care will do the work.

The Board also agreed to plant the slope at 32458 Saddle Mountain Road. That work was also approved at the April Board meeting.

On this walk-through, the Board also noted a large shed had been installed in the common area next to a unit. No approval had been granted. Upper Terrace residents, both owners and tenants are reminded that they may not encroach on common area without first obtaining prior written approval from the Board.

RATTLESNAKES VS. DOGS -

Reprinted in part from Adopt a Pet.com.



Rattlesnakes live in so many areas and can be a life-threatening danger to dogs of all sizes. But, with a just a few preventative steps, you can reduce the chances your dog will get bitten and die from a rattlesnake bite!

1. **Get your dog the rattlesnake vaccine** – it will help reduce a dog's reaction to the bite, but won't eliminate the reaction.
2. **Walk your dog on a 6-ft. leash** – not a flexi-leash.
3. **Avoid rocky or dense brush or grassy areas** – stay on the trail.
5. **Know a dog's rattlesnake-bite symptoms** – puncture wounds, pain, bleeding, swelling, panting, etc.
6. **If you & your dog encounter a rattlesnake...** Calmly & slowly back away from the snake until you are no longer within striking distance (about the snake's length) and until the snake stops rattling at you. Then, carefully leave the area.
7. **If your dog is bitten by a rattlesnake...** If you can, carry your dog to your car. If you can't carry your dog without them or you struggling, walk them to your car. Limiting the dog's activity will limit the venom moving in their body. Then, get them to a vet immediately.

If you see a rattlesnake, call the Fire Dept.