

# UPPER TERRACE



## HOMEOWNERS ASSOCIATION

### JULY 2017 NEWSLETTER

**Next Board Meeting:** Thursday, Sept. 21, 2017 6:00 pm

**ANCHOR COMMUNITY MANAGEMENT, INC.**

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**WEB PAGE:** AnchorCommunityMgt.com/UpperTerrace.htm

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

**BILLING QUESTIONS:** julie@anchorcommunitymgt.com



### GOT PLANTS? WE WILL PLANT THEM FOR YOU!

Upper Terrace residents who would like to see more plants in the common area that they water, are encouraged to purchase some and let management know you would like the landscapers to plant them! Please don't ask the landscapers directly to do so as they are not allowed to take direction from residents.

The Board is happy to help residents beautify the landscaping!



### ANNUAL MEETING HELD AS PLANNED

Upper Terrace owners once again came through. Enough ballots were received well in advance, 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!

The Annual Meeting results are as follows:

- Christine Brown .....57
- Roy Hanson..... 19
- Michael McCarthy .....22
- Carolyn Sue Palmer ..... 18

Christine will continue serve as President, with Roy continuing as Treasurer. Carolyn Sue will stay on as Secretary and Michael will remain in the Member-at-Large position.

The IRS resolution passed by a vote of 21 in favor and 2 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 on schedule!



### KEEPING IN CONTACT

Please remember to keep your contact information up to date with the HOA, including that of your tenant if your

place is rented. You can use the registration form on the webpage for updates, or send an email to info@anchorcommunitymgt.com. Renter newsletters are sent via email only.

### Civil Code Section 4041

- a. An owner of a separate interest shall, on an annual basis, provide written notice to the association of all of the following:
  1. The address or addresses to which notices from the association are to be delivered.
  2. An alternate or secondary address to which notices from the association are to be delivered.
  3. The name and address of his or her legal representative, if any, including any person with power of attorney or other person who can be contacted in the event of the owner's extended absence from the separate interest.
  4. Whether the separate interest is owner-occupied, is rented out, if the parcel is developed but vacant, or if the parcel is undeveloped land.
- b. The association shall solicit these annual notices of each owner and, at least 30 days prior to making its own required disclosure under Section 5300, shall enter the data into its books and records.
- c. If an owner fails to provide the notices set forth in paragraphs (1) and (2) of subdivision (a), the property address shall be deemed to be the address to which notices are to be delivered.

*(Added by Stats. 2016, Ch. 780, Sec. 1. Effective January 1, 2017.)*

### THANK YOU FOR WATERING

A big shout out to all the Upper Terrace folks who faithfully water the common area for which they are responsible! You are helping to preserve the Upper Terrace property values.



Upper Terrace residents who want their own irrigation timers set, need to arrange to have that taken care of by a person of their choice. Timers that are watering the owner's own landscape, and not the common area, are the responsibility of the owner to maintain.