

UPPER TERRACE



HOMEOWNERS ASSOCIATION

JULY 2018 NEWSLETTER

Next Board Meeting: Tuesday, Sept. 18, 2018 6:00 pm

ANCHOR COMMUNITY MANAGEMENT, INC.

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ANNUAL MEETING RESULTS

Upper Terrace owners maintained their status as being the best in the land! Enough ballots were received well in advance, so we went into the meeting knowing that a quorum had been established. The Annual Meeting results are as follows:

- Christine Brown60
- Roy Hanson..... 30
- Michael McCarthy 25
- Carolyn Sue Palmer..... 22



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 with a vote of 22 in favor and 1 opposed. One abstention was also received. This IRS vote allows the HOA to roll over any excess funds without being taxed on the “income”.

Our ballot counters for this vote were Margaret Haynes-Switzer, and Bjorn Holsborg. Special thanks to them for again coming through and tallying the numbers!

Thank-you, Upper Terrace owners for taking the time to vote and return your ballots!

PLEASE DO YOUR PART – WATER THE LANDSCAPING!



Yes, it is definitely odd that the common area landscaping at Upper Terrace must be watered by the residents, whether they are the owner or the tenant. That is just the way the development was built.

It seems that a few residents may have turned off their watering systems. Those systems need to be re-booted and programed to water the common areas around your home. Las Virgenes Municipal Water District, who provides the water to Upper Terrace does not currently show any particular days of the week you must water or not water. They simply suggest ways to make the watering more efficient. So, we understand that to mean that residents can water the necessary three

times a week in the summertime, to keep the common area plantings from dying. If you water early in the morning, the water will trickle into the ground and be absorbed more efficiently than if you watered when the sun is up. If you give the landscaping 10 minutes of water three times a week, it should be ok. Of course, there are exceptions to this, such as if there is prolonged extreme heat, you will need to adjust for more watering. Please remember that no watering may take place on any day between 10am and 5pm!

Upper Terrace residents who do not water regularly will be issued a ‘courtesy notice’ reminding them to water. The Board really hates levying fines, but if watering still does not take place on a regular basis, they will have no choice but to do so.

The Board would really like to continue improving the landscape by planting more. However, they aren’t going to plant if residents aren’t going to water the plants!

We encourage all Upper Terrace owners to make sure the irrigation system at their home is functional and that the timers are set to water the three times a week that is needed during the summer and fall months. During the night animals can knock over sprinkler heads thus interfering with water reaching the target areas. Check the sprinklers that cover common areas and if they are not working correctly, inform the management company and an irrigation technician will be sent to check and/or make repairs.

CIVIL CODE §4041, MEMBER CONTACT INFO



It is important to keep the HOA informed of your phone number, email, mailing address (if different) and information on your tenants (if applicable), in case of emergency, and to keep you up to date with what is going on in Upper Terrace. It is also now part of California Civil Code: §4041. Tenant newsletters are emailed, so make sure their email address is included. A registration form is on the webpage, or you can send an update to info@anchorcommunitymgt.com.