





# V iña del Mar



HOMEOWNERS ASSOCIATION  
NEWSLETTER

February 2017

**ANCHOR COMMUNITY MANAGEMENT**

805 388 3848 **P** FAX: 805 388 0856

P. O. Box 3237 **P** Camarillo, 93011

info@anchorcommunitymgt.com

**BILLING QUESTIONS:** Julie, x2

julie@anchorcommunitymgt.com

**WEBPAGE:** anchorcommunitymgt.com/ VinaDelMar.htm

**NEXT BOARD MEETING:** Tuesday, April 18, 2017  
6:00 P.M. at Anchor Office: 215 E. Daily Drive #10, Camarillo



## ANNUAL MEETING / ELECTION SCHEDULED FOR APRIL

All Viña del Mar owners in good standing are invited to attend the Annual Meeting to be held on Tuesday, April 18. The meeting will be held in the office of Anchor Community Management at 6:00 pm. The election of Board members will take place at the meeting, providing at least 51% of the owners return their ballots by mail or in person. Three Board positions are up for election this year, each of them for a two year term.

Board members also serve as officers of the Board. The President presides over meetings and serves as the liaison to management. The Vice President presides over meetings when the President cannot do so. On some boards, the secretary would take the minutes. However, the manager takes the minutes for Viña del Mar. The Treasurer reviews the financial information on a continuous basis, signs checks, and reports on the finances to the Board. The remaining member of the Board is considered a member at large and does not have additional responsibilities. In the Viña del Mar community, Board members sometimes also serve on committees, such as architectural, Neighborhood Watch and parking. None of the Board members receive any compensation.

A Notice of Meeting and nomination forms will be mailed out in late February. If you want to run for a spot on the Board, please fill out the nomination form and get it back to Anchor by the date indicated on that form. All members, including off site owners in good standing, who submit their nomination form on time will be on the ballot.

## RULES ENFORCEMENT CAN BE A NO WIN SITUATION



The Board of Directors are grateful to the many Viña del Mar residents who follow the rules by first parking their vehicles in their garages, and secondly on their driveways. Keeping vehicles off the streets is the best way to keep Viña del Mar looking like the upscale community it is. Parking in your garage keeps your vehicles cleaner, less weathered by the sun, and definitely safer and less susceptible to break ins.

Unfortunately, there are a few owners who continue to violate the rules, especially the parking rules. As much as the Board would rather not be involved in rules enforcement, they are required to do so by the CC&R's and expected to do so by the other owners. When a violation is issued, it is meant to give the owner a heads up on an issue before the issue gets out of hand. If the violator does not take action to correct the issue, the Board is forced to move on to fining them. It isn't something the Board takes lightly nor is it an action they enjoy taking. Again, the Board is trying to keep the community looking beautiful.

Many times, the violator will take out his or her irritation or anger on management or on a Board member who may live nearby. While owners may call management to discuss the violation or fine, management is not empowered to remove either outside of a Board meeting. Confronting a Board member outside of a meeting about a violation is also not a good idea as the Board works as a team and all must vote on a fine or violation removal at a duly called Board meeting. Board members live in the community with you and are just trying to take care of Viña del Mar with no compensation to themselves.

Understanding that enforcement of the rules is meant to preserve and maintain our beautiful community will help foster a more positive experience in living in Viña del Mar.



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November 2016

## ANCHOR COMMUNITY MANAGEMENT

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**NEXT BOARD MEETING:** Tuesday, January 17, 2017  
6:00 P.M. at Anchor Office: 215 E. Daily Drive #10, Camarillo



## HOLIDAY DECORATIONS ENCOURAGED!

Viña Del Mar residents are encouraged to decorate their property for the upcoming Holidays! Use your imagination! Creative but tasteful is what we are going for!

Don't forget to take down those decorations no later than right after the New Year.

## TIME FOR SOME OWNERS TO TRIM THEIR TREES



There are many beautiful trees on individual lots in Viña del Mar. They add a positive ambiance to the community.

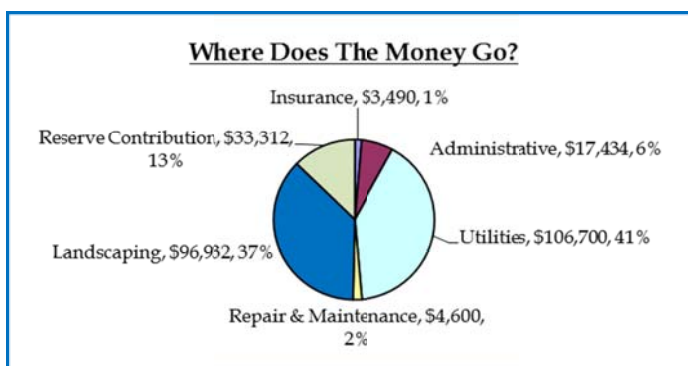
We take this opportunity to remind owners that most trees do require trimming on a regular basis. Palm trees and Tipu (Tipuana Tipu) trees are just two of the types of trees in front of Viña del Mar homes that need regular trimming.

Fall is the perfect time of year to have your trees trimmed!

## 2017 BUDGET APPROVED

We are happy to advise owners that the 2017 budget has been approved with no increase in monthly dues!

A copy of the budget will be mailed to owners.



## HOLIDAY SAFETY TIPS FROM THE POLICE DEPT.

Here is a small sampling of holiday safety tips offered by Police Departments:



1. During the holiday season, delivered packages from Amazon, etc. can be a way of advertising that homeowners are not home. It is recommended that if you ordered something to be delivered, you select "signature only delivery" or consider having packages shipped to a friend or neighbor who is home during the day.
2. More and more residents are purchasing surveillance cameras. It is recommended that cameras be mounted high enough to be safe from burglars or vandals. Front door and side gates are the best vantage points for surveillance.
3. Following the holidays, don't advertise what's in your home by the trash left out. Break down boxes for electronic items such as TV's and computers and make sure they are placed fully inside the recycling bin.
4. If you are headed out of town for the holidays, make sure your home looks occupied while you are gone. Lamp and appliance timers keep interior lights on at night. Stop mail and newspaper deliveries or have a neighbor pick them up daily.
5. Keep your vehicle locked even if it is just parked in your driveway.

## DID YOU KNOW...?



Some Viña del Mar owners may not be aware that the wrought iron fence in their backyard is their fence and their responsibility to maintain.

Owners are encouraged to regularly inspect and maintain the fence regularly to prevent rust from eating it away.



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August 2016

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**NEXT BOARD MEETING:** Tuesday, October 18, 2016  
6:00 P.M. at Anchor Office: 215 E. Daily Drive #10, Camarillo



## PARKING ON STREETS BEING CLOSELY MONITORED

Part of what makes Viña del Mar such an attractive place to live is the streets being free from the clutter of parked vehicles. The rules and CC&Rs of the Association are clear on the subject: parking on the streets is for guests only, and is limited to duration of 72 hours.

Residents were cooperating very well with this policy until recently. We've seen quite an uptick in parking violations in July alone.

To recap the parking policy in Viña del Mar:

Trailers, campers, motor homes or other recreational vehicles, mobile equipment, boats, boats on trailers, commercial trucks or inoperative automobiles are not allowed to be parked or stored on any street with the property, in any part of the common area, or at any residence.

The above mentioned items can be stored in a private garage and/or screened from public view, the screening must be to the satisfaction and approval of the Architectural Review Committee.

All authorized vehicles belonging to any Viña del Mar resident must first be parked in the garage. Once the garage has reached vehicular capacity, vehicles may then be parked on driveways. Viña del Mar residents may not use the street for parking.

Street parking is only available for guests and is limited to 72 hours in duration.

More frequent patrols by volunteers are now being conducted and violations and fines will be issued.

A copy of the Association rules is available on the webpage for Viña del Mar. To access that webpage, go to [anchorcommunitymgt.com/VinadelMar.htm](http://anchorcommunitymgt.com/VinadelMar.htm).

## IT MAY BE TIME TO TRIM YOUR TREES

We encourage owners to look at the trees on their property and arrange to have them trimmed, if needed. Trimming trees regularly promotes healthy growth, and keeps owners less liable for damage or injury should part, or the entire tree falls.



Please keep your trees in tip top shape!



## NEXT DOOR PROMOTES COMMUNITY SPIRIT

If you are not currently signed up on 'Next Door', you may be missing out on important information in your neighborhood.

'Next Door' is the private social network for your neighborhood. Properly used, it can provide you updates on items that may personally affect you, such as crime in your neighborhood, or services provided by some of your neighbors or local topics of interest.

Viña del Mar has been very successful in playing a pivotal role with the Neighborhood Watch program which has made a difference. The Sheriff's office encourages neighborhoods to use 'Next Door' to communicate crime information to and from your neighbors.

If you are not signed up, you may want to so you can be in the know. Go to [Nextdoor.com](http://Nextdoor.com) and enter your address to get started.



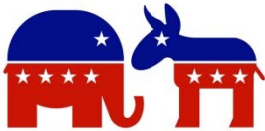




## GARAGE DOOR REPLACEMENT REQUIRES APPROVAL

We remind folks that prior to replacing your garage door, you need to seek architectural approval. Just download the form from the webpage, fill out and include a picture or brochure or website where the committee can view the door you are considering. Send the completed form to Anchor Community Management.

It seems like several owners have replaced their doors with doors that do not match the other doors, or the original doors. The Board would like to keep the neighborhood looking a bit more uniform, so please don't change your door without approval.



## POLITICAL SIGNS AND YOU

The City of Camarillo has adopted sign regulations during election periods which all residents are required to follow.

In a residential area, such as Viña del Mar, residents may put up as many as 8 temporary freestanding noncommercial signs, up to 90 days before any national, state or local election in which city electors may vote up through the date of the election. The City lists the following requirements:

- 6 sq. ft. area/face
- 4 feet max. height
- Non illuminated
- Must be removed promptly after election.

For the complete regulations, Google City of Camarillo political signs.



## GO PAPERLESS!

Many homeowners now pay their monthly assessments online and no longer need a paper statement to mail to the bank, so why not get it via email? It also saves money and paper. To request paperless statements and newsletters send your request to [info@anchorcommunitymgt.com](mailto:info@anchorcommunitymgt.com).

You can also receive paperless copies of the annual budget and financial review, and help save the HOA several dollars each year. Since these are state required mailings, there is a form that needs to be filled out. The form is on the webpage, go to [anchorcommunitymgt.com/VinaDelMar.htm](http://anchorcommunitymgt.com/VinaDelMar.htm) and click on the green "Go Paperless" button on the right side of the page. You can also request the form via email, [info@anchorcommunitymgt.com](mailto:info@anchorcommunitymgt.com).



## REMINDER: OFF-SITE OWNERS

Viña Del Mar off site owners should make sure their tenants are registered with the management company. Owners may download a tenant registration form from the Viña Del Mar webpage. Please include an email address for tenants, as the newsletter is emailed to tenants.

Per the Viña del Mar CC&Rs, p 40, Section 8.1(a)(i), owners must provide the HOA a copy of the lease, and keep the HOA informed of tenant occupancy.





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*June 2016*

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**NEXT BOARD MEETING:** Tuesday, July 19, 2016  
6:00 P.M. at Anchor Office: 215 E. Daily Drive #10, Camarillo

## **ANNUAL MEETING RESULTS**

The 2016 Annual Meeting ballots were counted with a 25% reduced quorum on May 10<sup>th</sup>, after we failed to reach the 51% requirement to count the ballots as scheduled at the meeting held on April 19.

The results are as follows. Candidates for the Board of Directors:

Richard Lucas..... 39 votes

George Tidd ..... 23 votes

Richard and George will rejoin returning members Claudine Dodd, Rick Heath and Katherine Huynh, who each have a year remaining on their two year terms. Thank you to all Board members for their hours of volunteer service.

Homeowners approved the IRS Ruling by a vote of 28 in favor and 1 opposed, allowing the Association to roll over excess funds (if any) from this fiscal year to the next without being taxed on that "income".

Thank you to homeowners Dan Leong and John Ellsworth who were kind enough to volunteer to count the ballots. Thank you also to all homeowners who sent in their ballots and attended the Annual Meeting.



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May 2016

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**NEXT BOARD MEETING:** Tuesday, July 19, 2016

6:00 P.M. at Anchor Office: 215 E. Daily Drive #10, Camarillo



## ANNUAL MEETING A NO GO

Unfortunately, we did not receive enough ballots for the Annual Meeting to establish a quorum (50% + 1). This means that we now go to a reduced quorum of 25%. We do have enough ballots to make that 25%.

One Viña del Mar owner present at the meeting kindly offered to count the ballots at a future date. The counting date will be in May. If any other Viña del Mar owner is interesting in helping count, give Anchor a call so they can notify you of the date.

Owners will be notified of the results soon thereafter.



## STRAIGHT FROM THE CITY TRAFFIC ENGINEER'S MOUTH

It is no secret to anyone who tries to turn onto W. Ponderosa and go east from Camino Tierra Santa that doing so is an exercise in frustration and dangerous living thanks to the Springville construction.

President Richard Lucas invited Bill Golubics, City Traffic Engineer to attend the Board meeting held on April 19, to address Viña del Mar traffic concerns caused by the Springville project.

Bill explained that for a variety of reasons having to do with agency sign offs, the road portion of the project has experienced delays. He is fairly certain it is back on track now.

The Gas Co. will be installing lines in the asphalt at Earl Joseph Drive in the coming weeks. Soon thereafter, all 4 lanes of W. Ponderosa (2 lanes each direction) are expected to be opened up to traffic. Opening those

lanes is expected to help ease the difficulty of turning left onto W. Ponderosa from Camino Tierra Santa.

While the current traffic flow on W. Ponderosa is 8,000 – 9,000 vehicles per day, that number is not enough to justify installing either of the 2 planned traffic signals, one at Camino Tierra Santa and one at Earl Joseph Dr. Bill estimated it will be at least 2 years before those signals will be installed. The Board asked Bill to reconsider that time frame for the signals, but he cannot do so as their installation is mostly determined by the number of vehicles using the street and that number does not yet meet the requirement.

The Board also asked Bill to lower the speed limit from 45mph to a safer speed. Again, the city cannot do so as 45mph is the minimum speed at which police can enforce speed limits.

Bill also let the Board know that a park will be built close to where the existing farm house is located near the Springville on ramp. That farm house may have historical significance so it is anticipated it will be moved.

Bill was asked if the W. Ponderosa will ever be continued and connected to Central. Bill replied that it could be, but at this time, the answer is unknown.

Bill will ask the current Springville contractors to make more of an effort to keep the medians weeded. Those medians are anticipated to be watered with recycled water.

In closing, Bill understands the frustrations Viña del Mar residents are experiencing, but there are certain issues such as traffic that must meet minimum standards before they can be resolved. One of those minimum standards is the number of vehicles traveling W. Ponderosa are not enough to generate approval for the planned signals to be installed at this time.

Viña del Mar owners who have specific traffic related questions may contact Bill at (805) 388 5356.



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**ANNUAL & BOARD MEETING:** Tuesday, April 19, 2016

6:00 P.M. at Anchor Office: 215 E. Daily Drive #10, Camarillo

## ANNUAL MEETING SCHEDULED FOR APRIL

The 2016 Annual Meeting will be held in the office of Anchor Community Management at 6pm on Tuesday, April 19<sup>th</sup>.



Two Board positions are up for election this year, each of them for a two year term. If you are seeking a spot on the Board, please fill out the nomination form and get it back to Anchor by the date indicated on that form. The form will be mailed out to owners in late February. All members in good standing, including off site owners, who submit their nomination form on time, will be on the ballot.

The election of Board members will take place at the meeting, providing at least 51% of the owners return their ballots by mail or in person.

Serving on the Board is a good way to stay on top of what goes on at Viña del Mar, and it is an excellent way to be part of the planning for the future of Viña del Mar. Those who own property on Corte Elegante and Corte Viento are especially encouraged to submit their names, as there is currently no one on the Board from those streets. If you would like more info about what is involved in being a Board member, please call Anchor Community Management.



## EL NIÑO STILL HOVERING

The first round of El Niño, in early January dropped a lot of water in a relatively short amount of time, but Vina del Mar made it through the storm just fine. (See picture)

Showscapes, our landscape company was on alert and on site and made sure the v ditches were free of debris and flowed as planned. All in all, things worked well.

The City of Camarillo suggests citizens register their phone number with VC Alert which will let them know of any emergencies in the area. If interested, go to vcalert.org. There will undoubtedly be more rain so this is a great and free way to be in the loop on local emergencies.

If Viña del Mar residents have any other concerns about possible flooding, go to readyventuracounty.org for a list of fire stations and/or local vendors where you can purchase sandbags as well as obtain more emergency preparedness information.

Viña del Mar residents are reminded to make sure their landscape water is turned off during rain, and for at least 48 hours after the rain has stopped. We're still in a drought and we still need to save!



## LANDSCAPE ITEMS ON TO-DO LIST

At their most recent meeting, the Board of Directors approved a proposal to trim the trees on the slope located above Corte Regalo and below Corte Elegante. The trees will be trimmed in such a way as to preserve most of the privacy they provide to the Corte Regalo folks, while reinstating views for those who live on Corte Elegante.

We don't yet have the trimming schedule, but we are requesting the trimming be done during the first quarter of 2016.

Also, coming soon will be the removal of the dead hedges right after the sharp curve going up Corte Estrella and before you reach the pergolas. Those escalonia bushes, like others in the Association, died out and will be replaced with prettier, more drought tolerant shrubs known as 'Little Johns.'