



# Vina del Mar



HOMEOWNERS ASSOCIATION  
NEWSLETTER

September 2017

ANCHOR COMMUNITY MANAGEMENT

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WEBPAGE: anchorcommunitymgt.com/VinaDelMar.htm

NEXT BOARD MEETING: Tuesday, October 3, 2017

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

## DIRT ACCUMULATION AND OTHER STUCCO ISSUES



Many of the homes in Viña del Mar are showing staining on the stucco. This might be due to dirt accumulation which turns into a sludge when wet, causing stains to the stucco. Or, it could be due to dirt and debris from the roof, mixing with moisture to create the stains. Or, it could be from some other issue!

We encourage people whose homes are showing staining to take action to correct this issue. You may check with a power washer to see if that is appropriate. Or, check with a painter. Or, the more ambitious owners may take matters into their own hands and try and remove the stains themselves by brushing or scrubbing them. We support whatever efforts owners take to remedy this problem.



## DON'T HIDE YOUR ADDRESS BEHIND A BUSH!

We encourage Viña del Mar residents to take a look at the outside of your home from the street, perhaps when you are approaching your driveway from the street. Check to see if your address is clearly visible. On a recent drive through inspection, we found several that are not clearly visible.

First responders may have a longer response to your home if they can't see the address. Please don't rely only on the numbers painted on the cement at your driveway as many of those are faded and also not easily read!



## LET'S KEEP FRUIT TREES IN THE BACKYARDS

Viña del Mar has long had a requirement that fruit trees not be kept in front yards. They have this requirement because fruit trees attract rodents and we're pretty sure no one wants more of those!

Sometimes, fruit trees in front yards also attract people to stop and help themselves. Thank you for not letting fruit trees or bushes live in your front yard!



## MAILBOXES NEED LOVE, TOO

Some folks do a great job of keeping their mailboxes looking pristine... others not so much.

We kindly ask that you keep the cobwebs off the boxes and that you wipe them down on a regular basis. If anyone has had success keeping them from looking

oxidized, please share your secret with management so we can let all residents know! In the meantime, please keep your mailbox clean and cobweb free.



## DON'T FORGET THE ACORN

The poor Acorn newspaper sometimes sits in a driveway for days and days. It must get lonely out there with no one to read it, or pick it up.

Leaving any newspaper in your driveway for more than a day tends to tell others that you may not care about how your property looks; or, that you may not be home, which might tempt a potential thief.

You can help keep property values moving upward just by keep your newspapers picked up. Doing so tells prospective buyers to the neighborhood that owners in Viña del Mar care about keeping the community up.



## MEMBER CONTACT INFORMATION

It is important to keep the HOA current on contact information in case of emergency, or if there are issues regarding your account. It is also a new state law. The webpage has a handy form where you can update your contact information. Per Civil Code §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.