

# White Oak Townhomes



## OWNERS ASSOCIATION NEWSLETTER

≈ M A Y 2 0 1 7 ≈

**Anchor Community Management, Inc.**  
P.O. Box 3237  
Camarillo, CA 93011-3237

**Phone:** 805-388-3848  
**Fax:** 805-388-0856  
**After Hrs. Emergencies:** 805-558-6581

carol@anchorcommunitymgmt.com  
anchorcommunitymgmt.com/whiteoak.htm

**NEXT BOARD MEETING:** Wednesday, June 14, 6:30 pm, White Oak Community Room



### TIME FOR SPRING CLEANING

Let's work together to keep White Oak Townhomes the showplace it is. Clean garage doors, cobwebs off the building corners, clean patios and windows always make a property shine. Taking trash receptacles in the day of pick-up helps as well.

Gardeners are not allowed to do yard work for individual homeowners per their company's policy. Please do not ask them to do work for you.

### GUEST PARKING PASSES AVAILABLE

#### WHITE OAK TOWNHOMES GUEST PARKING PERMIT (YOUR ADDRESS HERE)

This permit must be visible in a Guest Vehicle parked overnight in the designated guest parking spaces within White Oak Townhomes. Failure to display this permit authorizes our agent to issue a ticket or tow the vehicle as allowed under Section 4-9-403 SVMC and White Oak Townhomes Rules.

This permit is the property of White Oak Townhomes Homeowners Association and must be returned to the Homeowners Association upon sale or transfer of your home. If lost, the cost of replacement will be \$25.00 per permit. If misused, an automatic \$100 fine will be imposed by the Board of Directors.

**Vehicles parked in guest spaces overnight must display this pass on the dashboard. No exceptions.**



### SAVE MONEY, SAVE TIME

Homeowners can help the HOA save money by choosing to receive the newsletter and other notices via email. If you would like to get the newsletter via email, please send your request to [info@anchorcommunitymgmt.com](mailto:info@anchorcommunitymgmt.com). Please include renter email addresses as well.

You can also receive large mailing such as the annual budget and financial review via email. This saves even

more money because these mailings are 10-20 pages long, and cost a lot in copies and postage. Since these mailings are required by the state, a form must be signed that can be found on the webpage, go to [anchorcommunitymgmt.com/whiteoak.htm](http://anchorcommunitymgmt.com/whiteoak.htm) and hit the "Go Paperless" button.

### POOL

The solar has been repaired and turned on. As soon as the nights are warmer the water will stay warm. As a reminder, the Pool Rules are on the back of this page.



### MAN'S BEST FRIEND

The Rules and the City of Simi Valley require that dogs be on a leash and under the control of a responsible person. Feces must be picked-up immediately and disposed of properly.

Coyotes are in the area and dog/cat food left outside attracts them. Please take all food indoors.



Skateboarding in the community is not allowed. For safety, please take skateboards off property before boarding them.

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NEXT BOARD MEETING: November 9, 6:30 pm, White Oak Community Room

**Please complete and return the Owner/Tenant Registration Form provided with this newsletter**

Guest Parking Passes MUST BE USED!

### WHITE OAK TOWNHOMES

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**Passes available at 6:15 p.m., prior to the Board of Directors meetings on 2<sup>nd</sup> Tuesday of the month. (no meeting in December)**

### Elections



Due to the lack of a quorum at the Annual Meeting scheduled in September, a Re-convened Annual Meeting was held October 12<sup>th</sup>. Election results were:

Donna Daniel	24 votes
Arlene Hermosillo	18 votes
Resa Sitler	30 votes

Volunteers are always welcome for Committees; currently, the Board is doing all of the work.

### HELP WHITE OAK SAVE MONEY



Many homeowners don't need the coupon book for their monthly assessment payment because they pay online or signed up for automatic debit. If you don't need a coupon book, opt out by sending an email to [info@anchorcommunitymgt.com](mailto:info@anchorcommunitymgt.com) with your request, please include your address or account number. Each coupon book we don't need to send saves about \$3.50. Please let Anne know prior to December 1<sup>st</sup>. [Anne@anchorcommunitymgt.com](mailto:Anne@anchorcommunitymgt.com)

### WHITE OAK TOWNHOMES WEBSITE

White Oak can be found at [Anchorcommunitymgt.com](http://Anchorcommunitymgt.com) website. Choose 'Homeowner' tab and White Oak under Associations. Forms and information about your community can be found along with any pertinent current information.



### STREET REPAIR

The Board is currently getting proposals to resurface the private streets in the community, where needed, to prolong the life.



### ASSOCIATION STREETS ARE FIRE LANES

The Fire Department conducted an on-site inspection of the streets within the complex in October (2016). Streets less than 32 Ft must be maintained as NO PARKING on "Either" side of the street. WO streets are 20' wide and must be posted and maintained as Fire Lanes. This is for your safety and the safety of your neighbors.

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SEPT E M B E R 2 0 1 6

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NEXT BOARD MEETING: Wednesday, September 14th, 6:30 pm, White Oak Community Room

### IMPORTANT NOTICE!

THE ANNUAL MEETING AGENDA/NOTICE  
ERRONEOUSLY ANNOUNCED A POTLUCK AFTER THE  
MEETING. THERE WILL BE NO POTLUCK HELD.

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Passes available at 6:15 p.m., prior to the Board of Directors meetings

### Elections



Please return your Ballots by mail or bring them to the Annual Meeting, September 14<sup>th</sup>, 6:30 p.m. We must have a quorum in order to hold the meeting. Your Ballot may be returned without a vote; it will only count toward a quorum. Don't forget to sign the outside envelope (only).

### COMMUNITY ROOM SECURITY



Recently the Rest Rooms have not been locked properly when used. Please lock both doors when using the room, unlock the door into the Community Room when leaving through the outside door.

### BE PREPARED BECAUSE.....SHIFT HAPPENS!



#### Basic Emergency Kit:

- Can Opener - if food kit contains canned food
  - Cell Phone – with chargers
  - Dust Mask – to filter the air
  - First Aid Kit
  - Flashlight – extra batteries
  - Food – non-perishable 3-day supply/ Pet food
  - Garbage bags & plastic ties – for personal sanitation
  - Local Maps
  - NOAA Weather Radio – with tone alert, extra batteries
  - Plastic Sheeting and Duct Tape
  - Radio – battery powered or hand-crank, extra batteries
  - Water – one gallon per person for at least 3 days
  - Whistle Wrench or Pliers – to turn off utilities
- #### Other Items to Consider:
- Books, Games, Puzzles or other activities for children
  - Cash or Traveler's Checks and Change
  - Clothing Change – for each person including long-sleeved shirt, long pants, sturdy shoes
  - Eyeglasses
  - Feminine Napkins and personal hygiene items
  - Fire Extinguisher and matches
  - Household Chlorine Bleach
  - Mess Kits or Paper Plates, cups, utensils Paper and Pencil/ Paper Towels
  - Prescription Medications
  - Sleeping Bag or Warm Blanket for each person

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NEXT BOARD MEETING: Wednesday, April 13, 6:30 pm, White Oak Community Room



### TIME FOR SPRING CLEANING

Let's work together to keep White Oak Townhomes the showplace it is. Clean garage doors, cobwebs off the building corners, clean patios and windows always make a property shine. Taking trash receptacles in the day of pick-up helps as well.



### HELPFUL HOUSEHOLD HINT

To save a possible household flood from happening, have a plumber check your water pressure regulator.



### NEW MANAGEMENT COMPANY

Anchor Community Management took over management of White Oak, but we still have our familiar Manager, Carol Stephenson. You can reach Carol with questions or concerns at 805-388-3848, ext. 102 or Carol@anchorcommunitymgmt.com.



### SAVE MONEY, SAVE TIME

Homeowners can help the HOA save money by choosing to receive the newsletter and other notices via email. If you would like to get the newsletter via email, please send your request to info@anchorcommunitymgmt.com. Please include renter email addresses as well.

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### NEW RANGE & MICROWAVE



A big note of appreciation to President, Arlene Hermosillo and her husband Louie (Louie's veteran's discount at Lowes took 10% off the price), and Treasurer, Diane Runfola, for their research, travel to Lowes to purchase, and supervision of the installation of a new range and microwave in the Community Room. The expense was taken from the Reserve Account.



### REMINDER: ASSESSMENT PAYMENTS

Coupons for 2016 were mailed in February. Please reference your **new account number** on your payments, for accurate and timely credit to your account. Make your assessment payable to **White Oak Townhome OA**.

**If you pay via check**, please send payment as usual using the envelope provided.

**If you pay online using a bill pay service**, please update the payment address to that on the coupons. Make sure that for all payments use your new account number printed on the enclosed statement, and have the payment address listed as White Oak Townhome OA, c/o Anchor Community Mgt., P.O. Box 29197, Phoenix, AZ 85038-9197.

**To pay online through Mutual of Omaha**, click the link on the Anchor Community Management webpage, or go directly to [cabpayments.mutualofomahabank.com](http://cabpayments.mutualofomahabank.com). You will need information from your statement to sign up for Mutual of Omaha - Community Association Bank online payments. If you have questions, you can call Mutual of Omaha Customer Service: 866-800-465



### POOL RULES

As a reminder, the Pool Rules are on the back of this page.

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