



AUTUMN WOOD At Hunter's Field Homeowners Association

First Quarter, 2016

January, February, March

A Management Company Change

The Association Board of Directors announced in January, to change management companies. In spite of a struggle over termination requirements, transition efforts are nearly complete. Homeowners are advised to make sure their financial institution is made aware of the new assessment-paying process and are sending funds to the correct address.



CT Prop Management, LLC

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Effective April, the new company, CT Prop Management, LLC, is expected to be fully familiar with our Association and will assume the management duties and servicing of homeowners. CT Prop Management LLC, brings to the table over 20 years of hands-on property management experience, yet is small enough to provide personalized interaction homeowners desire. Their telephone number is (805) 520-0301.

In September of last year, the Board of Directors received the news of internal changes within Euclid/FirstService Residential Management with some uncertainty. Questions about future staffing, imminent bank changes, or quality of services surfaced at meetings since the announcement. Since then, the Autumn Wood Board took steps to find, interview, and select a new company to handle the day-to-day requirements of the Association.

The Directors realize that moving to a new management company will cause some disturbance in homeowner payment pattern. In fact, homeowners' assessment payments will be sent to directly to CT Prop Management LLC for processing thus minimizing errors that could be caused by cross-posting at Union Bank. While errors within financial institutions are minimal, reconciliation requests can often be a nightmare for owners when trying to prove the timeliness of assessment payments. With this 'new'

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Residential Maintenance Still On Track

The Association continues to employ the "seasonal approach" to help homeowners focus on the most common maintenance issues noted by the walk-thru team. This maintenance strategy offers homeowners a general checklist to follow through the months for their restoration efforts. "It keeps the homeowner from feeling overwhelmed as they try to keep up with residential maintenance," explained Joe Gibbons, Chair of the HOA Architectural Committee at a recent meeting. "And it keeps [homeowners] one step ahead of the walk-thru team."

The Board generally accepted the "seasonal approach" early in 2015 as a means to provide structure for the walk-thru team. Previously, it appeared to the Board that reviewers identified CC&R violations 'willy-nilly', so much so, that some homeowners were being overburdened with maintenance requirements. Perhaps those violations were justified because residential repairs were not being addressed, but nonetheless, the Board wanted to give each homeowner ample time to resolve each maintenance issue completely before being 'forced' to attack another repair.

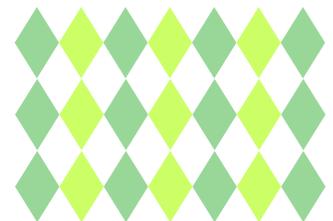
The Architectural Committee, in concert with the Landscape and Policy

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2015-2016 Board of Directors

Position	Director
President	Sean Wolpin
Vice-President	Frank Boardman
Treasurer	Rashmi Shah
Secretary	Monsef Sidrak
Member At Large	Joe Gibbons
Member At Large	Lee Mainwal
Member At Large	Chris Hernandez

A Management Company Change - *Continues*

method of sending Association assessments in care of CT Prop, homeowners now will have access to an account assistant who can discuss transaction records and can resolve account issues almost immediately. Further, their office is very local to the community; thus, almost-late-on-the-15th checks can be dropped off at the management office to avoid HOA late fees.

How does the change affect homeowner payments?

Generally, if you use your bank's Bill Pay feature to pay your HOA Assessments via Union Bank, homeowners will have to make two changes:

- 1) Be sure to change your account number to match that on the new statement. The Board requested CT Prop to revert back to the community's Lot numbers for account numbering. This will ease the recordkeeping burden for homeowners.
- 2) Change the mailing address to that of Autumn Wood HOA, c/o CT Prop Management, LLC, PO Box 1508, Simi Valley, CA 93062.

If your Association assessments (dues) are automatically being electronically withdrawn from your bank account (auto-pay), you must terminate that action and initiate a new one. Should you like to be set up on automatic payment, obtain an ACH form from CT Prop Management and mail it with a voided check to *CT Prop Management, LLC, PO Box 1508, Simi Valley, CA 93062*.

Homeowners seeing an error in their beginning balance during these initial months of the management transfer should wait until the next account statement for correction. Just as with the last management change, the Association will not levy any Late Fees for the first months while the transition is underway.

If you have any questions, please do not hesitate to contact CT Prop Management or a Board member.

Don't Forget To Take Down Your Holiday Decorations

The Magi arrived on January 6th, but outside decorations for the Christmas Holidays should not remain installed after the last weekend in January.

While the Board has not yet established formal take-down periods for "Festive Lighting," common sense should guide you. Strings of lights temporarily affixed to residences tend to sag or become shoddy in appearance over time. In another sense, power cables, antenna cables and unpainted conduits attached to the stucco are also viewed as unsightly.

Festive Lighting is a defined part of *Ancillary Lighting* (Article VII, Section 7.9(e)) that covers more than just Christmas lights. The citation addresses the brightly-colored light displays, themed for the respective holidays: green for St Patrick's Day, red, white and blue for Independence Day, and orange or purple for Halloween, as well as the multi-colored displays for the Christmas season.

The Board recognizes that while Festive Lighting is a form of celebration, certain limitations must be observed to preserve the reverence of the occasion - and the value of the neighborhood.

No Increase In Assessments

Despite the transition efforts involved in management company changes, homeowner assessments will remain at \$75 — still one of the lowest in the State.

Through proper fiscal management, the Association is maintaining its physical assets, funding its costs, moving forward with innovative plans, and meeting the high standards expected by homeowners.

Dog Waste in the Common Area

The greenbelt in the Common Area continues to be a dumping ground for dog waste. Homeowners often do not pick up the waste as they walk their pets. Also, contrary to City ordinance and HOA rules, dogs are also being allowed to roam off leash.

Granted, those owners may not be Autumn Wood residents. To that end, the Board of Directors is also contacting the neighboring HOA managers to make them aware of the Association's concern. Also, the Landscape Committee is preparing a motion to procure two large trash containers similar to those owned by the City, to be placed at the walkway ends.



But it may be worse than that! Children play on the grassy areas — the same areas on which pet waste is often left to breed flies and other pestilence.

Consideration of others is the key here. Pick up after your pet.

Residential Maintenance Still On Track - Continues

Committees, devised the following tables as guidelines. At no time did the Committees intend to limit or direct homeowners' repair actions.

The tables portray the most common findings and the monthly timeframe that will be used by the walk-thru team during the monthly review of the community. However, blatant violations of any kind cannot go unaddressed by the walk-thru team regardless of the timeframe.

Winter	
* Oil and discoloration on driveways.	November
* Unused basketball hoops not stored properly	December
* Christmas decorations not removed.	February
Spring	
* Tree limbs hanging lower than nine (9) feet above sidewalks.	March
* Gardens and flowerbeds in need of weeding.	April
Summer	
* Satellite cables and/or electrical cable improperly installed down the side of the residence.	June
* Utility doors delaminated or in need of paint.	August
Fall	
* Rain run-off stains on stucco of houses.	September
* Storage of disabled or out-of-date registered vehicles in drive ways.	October

Always	
* Trash cans not removed to proper storage after pick up.	
* Lawn maintenance; trimming, mowing, greening.	
* Architectural changes not approved by ARC.	

This community review - *the walk-thru* - is intended to preserve the visual aspect of the Association, the "curb appeal" as it is referred by real estate sales professionals. Curb appeal is anyone's first impression of the neighborhood that adds immediate value to the homes within.

Stay Informed

With the change to a new property management company, homeowner's should take the opportunity to assure their data sheet is up-to-date with the management agent. Include available phone numbers so that our management can reach you for administrative coordinations or during a significant event.

Providing an email address will avail yourself of the latest happenings in our community. The Board periodically sends important informational messages to all homeowners as 'undisclosed-recipients' to avoid exposure to spam.

Homeowners should opt-in or opt-out of specific administrative or other special mailings. Discuss this with the property management representative.

"Scary"

That's how one of the homeowners described the tan-colored coyote seen from the front yard during the early morning hours. Other residents have noted the predators slinking through the Common Area.

Household pets become the prey of choice for these roving hunters and are quickly taken. Homeowners are advised to keep pets close at hand since the coyotes have been seen at all hours but mid-day.

Properties for Rent or Lease

Any homeowner leasing or renting their home, must provide the Association with the name(s) of their tenants as well as their new off-site mailing address. This is most easily accomplished through the management company.

It should be obvious that the landlord must provide the tenants with a copy of the Autumn Wood Homeowners CC&R's. See Article III for specific requirements.

Revised Color Palate for Painting

The Board of Directors has revised the color schemes recommended for painting residences. The guide is a compendium of color swatches taken from residences within the community.

The guide is available now and can be requested from the Architectural Review Committee (ARC). The schemes are based on swatches available at Dunn-Edwards, but can be adapted and matched to any recognized brand of paint.

Homeowners should consult this guide before selecting colors to include in their Residence Improvement Application (RIA).

Late fees will not be levied on Assessments during the management company transition period.

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The HOA Website:
<http://autumnwood.org>

Scheduled Directors' Meetings

When:	Jan 19	Feb 16	Mar 15
Where:	Room C-1, Rancho Simi Park	Room C-1, Rancho Simi Park	Room C-1, Rancho Simi Park

Rancho Simi Park, 1692 Sycamore Drive, Simi Valley, CA

Community Living

We have the fortune of living in a community of homeowners where the standard of values is quite high, our property values are above average, our vehicles are a cut above the norm, and our children are better behaved.

But living in such a community requires a mindset that everyone understands the protocols, or rules, and abides by them. It goes without saying then, being a good neighbor is part of what makes us a strong community.

Extending courtesies to others in the neighborhood is just as important as knowing your rights and responsibilities. Neighborly exchanges should be courteous and pleasant, points of view should be acknowledged and evaluated, and loud, obnoxious behavior should not be extended or tolerated.

For contentions involving adjacent homeowners, friendly discussion is the beginning of potential solutions. Belligerence is not the answer nor is finger-pointing. Compromise can be the key to resolution in many cases, if the give-and-take is honest.

Each of us as a member of the Association owes the other members the promise of cooperation and respect. Our revised CC&Rs detail the responsibilities of homeowners, tenants, and guests in Article 3, *Property Rights and Obligations of Owners*.

Pool Area Makeover Now Expected in April

Late last year, the Pool Committee began to solicit bids from several experienced paint or construction companies for revitalization work in the pool area. Specifically, the Request For Proposals (RFP) established requirements for repair and paint of the stucco and trim on the structural items, and for repair and paint for the wrought iron fence around the pool area. The Board informed the Membership of this capital improvement early in January in compliance with Civil Code .

Process Schedule

Effort	Original Start Date	New Start Date
RFP distributed to interested vendors	10/7/15	
All bids received	2/9/16	
ARC completes bid evaluation	2/16/16	2/16/16
ARC Chair presents analysis to Board	2/16/16	3/15/16
Board action	2/16/16	3/15/16
Contract (Cabana [Job#1]) let	2/17/16	3/16/16
Contract (Iron [Job#2]) let	2/17/16	3/16/16
Reserve funds transferred to O&M account	2/23/16	3/21/16
30% funds delivered (1/3)	2/29/16	3/24/16
Work begins	3/07/16	3/28/16
In-process Inspection	3/17/16	4/07/16
30% funds delivered (2/3)	3/17/16	4/07/16
Work complete	3/24/16	4/13/16
Final inspection	3/25/16	4/15/16
Remaining funds delivered (3/3)	3/29/16	4/25/16
Contract closed	3/29/16	4/29/16

The Architectural Review Committee has been busily preparing for this project. Unfortunately, the Board was unable to convene meetings for the first part of the quarter, thus delaying the anticipated start of the project. The Committee has since slipped the start dates to compensate.

During construction, the pool area will be closed daily from 8 am to 5 pm while workmen are on-site. Thereafter, the area will be cleaned up to allow homeowners access to pool and spa.

Several colors were proposed for the project. Homeowners may have observed test patches painted near the pool gate.

Fence (color may not be exact)

DEC739
Golden Gate

Stucco (color may not be exact)