

# AUTUMN WOOD At Hunter's Field Homeowners Association

First Quarter, 2018

January, February, March

## Serve Your Community; Join the HOA Board of Directors!

Serving on our Board of Directors is not only a perfect way to show support for your community, it is a way to bring your ideas and perspective as well as influence to the day-to-day management of the Association. This June we have four seats up for election.

Currently, our CC&Rs specify seven members for the Board of Directors. The election process provides for continuity within the board by staggering the terms for members; four of the seven members are elected one year, and the other three member are elected the next. In other words, an individual can serve only two years before needing re-election.

The Association has one annual meeting each year at which nominees are elected to the Board. The Directors meet 11 months of the year - January through November, with June for the organizational elections, and October for the budget meeting - on the third Thursday of each month, or as rescheduled and officially noted.

A *Call For Nominees* for the 2018-2019 Administrative year will be included in the April HOA Assessment mailing. Homeowners desiring to hold seats on the Board should acquire and submit this candidacy form to validate ownership details. Candidates are also asked to provide a statement for their nomination and to outline their goal(s) for HOA success.

After processing the submitted forms, an official ballot will be mailed to each homeowner, listing the candidates who have volunteered or been nominated. The ballot will also contain any measures, issues, or actions that need to be voted upon by homeowners. The ballots will be opened at the Annual Meeting in June (or July) in the presence of homeowners by special election inspectors appointed by the Board of Directors.

Being a Board member requires participation in association activities, a strong sense of community pride, and a desire for community involvement. You will be expected to attend at least eight of the 11 monthly meetings. Your expertise will be utilized and appreciated.

Please feel free to call the management agent, Carol, to get your nomination form, or with any questions or concerns regarding this procedure.

Subscribe to:  
**Board@autumnwood.org**  
to receive timely  
messages from the  
Board.

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Pictured above at California Sycamore tree tag 104 and 105. Note the root flairs are healthy and present. These trees have a slight lean away from each other but otherwise appear healthy.

## Our Greenbelt Trees Are In Great Shape.

After the recent, terrible winds, many homeowners shared concerns for the health and strength of some of the large Sycamore trees in the Common Area greenbelt. The Board is pleased to report that the trees are in great shape. The Arborist's official report is posted on the Association website, under the **Information** tab for review:

### 2017 Arborists Report (for select Sycamore trees)

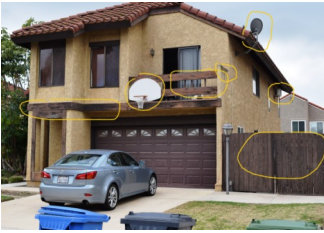
Arborists are tree specialists who use their education, knowledge, training and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk of living near trees. Trees can be managed, but they cannot be controlled. To live near trees is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate all trees.

### 2017-2018 Board of Directors

Seat	Director
President	Sean Wolpin
Vice-President	Chris Hernandez
Treasurer	Rashmi Shah
Secretary	Monsef Sidrak
Member At Large	Miguel Chavez
Member At Large	Steven Dhanjal
Member At Large	Vacant

## Would You Buy The House Across The Street From This One?

Living in a community governed by a Homeowners Association can seem to be troublesome, but have you considered the alternative?



Homeowners' associations today function in many respects as small municipal governments regulating many aspects of the daily lives of their members. In essence, a homeowners association is a tiny government that manages and keeps the peace in your neighborhood. The entire purpose of an HOA is to maintain a higher quality of life for its tenants and homeowners.

Generally, an HOA will also require that homeowners within its purview observe certain rules. They'll mandate such details as the color of your home, the length of your grass, the landscaping in your front yard, exterior décor during holidays, car parking, and even regular residential maintenance. Overall, such rules are supposed to exist for the betterment of the neighborhood, since they help to keep the area looking clean and well preserved.

### Advantages of a Homeowner's Association

- **Nicer Neighborhoods:** Because the rules are strict about your home's exterior appearance, the result is a nicer neighborhood. The homes will look more upscale; there won't be any eyesores on your block.
- **Higher Quality of Living:** Every rule enforced in an HOA is made for the purpose of raising the quality of living. Your neighborhood will be more peaceful, safe, and beautiful because of the rules, which increases your quality of life.

- **Community Amenities:** Many HOAs will use the fees collected each month to build and maintain community areas such as parks, pools, and even recreational facilities.

### Disadvantages of a Homeowners Association

- **Fees:** Like every other element of HOAs, the fees differ based on the amenities and services the association will provide.
- **Constant Maintenance:** The rules and regulations that come with HOAs are nothing short of strict; they require you to attend to the maintenance of your home almost constantly. If you don't have a lot of time to spend on your home's appearance, and lack the funds to hire someone to take care of it for you, the maintenance alone will be enough to discourage a property with an HOA.
- **Foreclosure Is Possible:** HOAs actually have the power to foreclose on your home if you can't pay the fees, though they'll generally foreclose only in rare cases.
- **Extra Fees:** There may also be situations when the HOA proposes to do something for the benefit of the community, but doesn't have the funds to do so. In that case, the HOA can impose a Special Assessment on each homeowner.

Some of these drawbacks may not seem too bad. If that's the case, life an HOA could be a dream come true.

An overwhelming percentage of HOA community members rate their experience as positive. In addition, they're happy with their governing boards, the return on their investment, as well as how their association rules positively affect their lives within the community.

Comparison Chart	
City	Association
City Charter	Governing Documents
City Council · Brown Act	Board of Directors · Open Meeting Act
Mayor	President
City Manager	Community Manager
Citizens	Members
Elections	Elections
Taxes · tax liens	Assessments · assessment liens
Ordinances · hearings · fines · jail	Rules & Regulations · hearings · fines · suspend privileges
Police	Security
Parks & Recreation · parks · pools · etc.	Recreational Facilities · parks · pools · etc.



## Household Hazardous Waste (HHW) Collection

For residents of Autumn Wood HOA, call (805) 583-6321, for an appointment.

Waste Types	
Accepted	Not Accepted
Chemicals-Household, Pool & Garden	Explosives
Batteries: Auto & Household	Ammunition
Fluorescent Tubes	Fireworks
Paint & Solvents	Tires
Motor Oil & Filters	Radioactive Waste
Medications (No Controlled Substances)	Infectious Waste
Electronic Wastes	Smoke Alarms / Detectors
Pesticides	

## Other HHW Services

### MOTOR OIL & FILTERS

There are over 80 locations in Ventura County offering free disposal of used oil and oil filters.

Call 1-800-CLEANUP or log onto [www.calrecycle.ca.gov/UsedOil/Reports/CenterSearch/Default.aspx?lang=en-US](http://www.calrecycle.ca.gov/UsedOil/Reports/CenterSearch/Default.aspx?lang=en-US)



### PROPANE CYLINDERS

#### OXNARD

Amerigas – 800/300-9379

#### SIMI VALLEY

G. I. Industries – 805/522-9400

#### VENTURA

Amerigas – 805/642-0218

Standard Industries – 805/643-6669

Charges may apply at above locations.

Cylinders are also accepted at the HHW Collection Programs listed in this brochure (except the Simi Valley HHW Program).

Home Depot and Lowes accept cylinders as part of an exchange program. Call your local store for information.



### RECHARGEABLE BATTERIES

Nickel Cadmium (Ni-Cd), Nickel Metal Hydride (Ni-Mh), Lithium Ion (Li-Ion) and Small Sealed Lead (Pb) are accepted at many locations in Ventura County. Call 877/273-2925 or online at [www.call2recycle.org](http://www.call2recycle.org)

### SMOKE DETECTORS / ALARMS

Most smoke detectors contain a small amount of radioactive material and cannot be accepted at HHW collection programs. Manufacturers must accept them for disposal as hazardous waste. Homeowners can mail smoke detectors / alarms back to the manufacturer by UPS, DHL, or FedEx ground marked "For Disposal Only".

### ELECTRONICS

Televisions, computers, printers, scanners, copiers, VCRs & DVD players, cellular phones and other mobile devices, cannot be placed in the trash. These items can be taken to some of the HHW collection programs in this brochure. Waste Management/G.I. Industries customers of Moorpark, Simi Valley, and Thousand Oaks may call 805/522-9400 for options offered by their trash hauler. Please visit [www.vcpubliwork.org](http://www.vcpubliwork.org) for businesses that accept electronic waste. A nominal fee may apply.



## Spring Is Coming!

Many owners in the Community are avid gardeners and others, while not gardeners, take pride in their landscape. Often said; one's home is a reflection of the owner.

With the coming of Spring, now is the time to take a look at your residential exteriors including the landscape and to begin planning for the spring planting. Here are five tips commonly offered by professionals to prepare for your spring garden:

- ✓ Aerate your lawn
- ✓ Actively remove weeds, rocks, twigs
- ✓ Turn over the soil and add compost (all those leaves you raked up, compost them now)
- ✓ Repair fences and other structural components

When it's time to start planting, keep in mind the drought of the last several years. You can add drought resistant plants that add color and enhance the esthetics of your home.

## Another Holiday Season Fades Into Memory.

Living in a community where so many homeowners celebrate the holidays by decorating their homes with festive lights and impressive jovial displays can bring a sense of joy.

This season was a particular sight to behold. With January coming to a close, it's time once again where homeowners have to pack up and store those holiday decorations and pull down the festive lights. The holidays will come again quickly enough and there will be another opportunity to display your holiday spirit.

## Loitering in the Common Areas: A call to Action!

In 2017 many of our homeowners witnessed and reported increased loitering in the Common Areas and around the pool. The safety and security of our community is something that the Board takes very seriously. Therefore, the Board entered into a rigorous vetting process to identify a security patrol service to monitor our community. The Association is in the final stages of drafting and reviewing the particulars including the frequency and scope of these patrols and are targeting this service to launch by the beginning of March 2018.

As a reminder, community safety is a shared responsibility: If you see something...say something. Keep our neighborhood safe, clean, and crime-free.



## Exposed Wires, Cables, and Conduits

Any permanently installed cable, wire or conduit that is visibly affixed to the exterior of the residence and visible to the street must run neatly along the face and sides of the house or trim, and be blended to the color of the stucco or trim. The same rule applies to satellite dishes. They must be installed with the wires running through the attic or wall of the house, or along the face and side walls. For new installations, inform the technician of this HOA restriction.

**Carol Tolchin**, Account Manager

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

#### Scheduled Directors' Meetings

When:	Feb 15	Mar 15	Apr 19
Where:	Conference Room	Conference Room	Conference Room

Conference Room: 5775 Los Angeles Av #212

## What's In A Board Meeting?

On the third Thursday evening of each month, the Board of Directors conducts a "business" meeting, consisting of two parts: the General (aka Open) Session and the Executive Session, both follow parliamentary procedures.

During the General Session, the Board hears from homeowners, manages administrative actions, reviews budget and financial expenditures, develops or reviews maintenance proposals, discusses agenda items, hears from committees, and passes resolutions.

The Executive Session is reserved to consider litigation, matters relating to the formation of contracts, member discipline and financial accounting, personnel matters, or to meet with a member regarding the member's payment of assessments.

The exceptions to this rule are the months of June and July, when the Annual Association Meeting requirements are added; and December, when the Directors do not meet.

## CT Property Management Contract Renewed!

Every year, the Board reviews the contracts of the four major service vendors for renewal.

This year's performance of the management company was rated far above that of the previous two management companies, and as a result, the Board renewed their contract to continue to service the Autumn Wood Homeowners Association.

Join us in thanking them for doing a great job helping us keep our community well-run and financially sound.



## Fair Winds and Following Seas

Director Frank Boardman recently retired from the Autumn Wood HOA Board of Directors after 27 years of volunteer service.



Frank joined the Board in 1990, and spurred by his CSUN Master of Public Administration (MPA) degree and background in governmental budgeting, took on the position of HOA Treasurer for four years. After serving as Member At Large for some time, he then served two years as HOA Secretary before moving up to Vice President under Irene Allen. In 2003, he was elected HOA President and remained at the helm until 2015. He stepped back into the Vice Presidency to 'coach' the newly elected, up-and-coming Directors.

Frank has been instrumental to the success of the Association and it's financial well-being. Under his administrations, the pool and spa were twice resurfaced, new pool furniture installed, the cabana interior refurbished and later repainted along with the perimeter fencing. In working with Joe Gibbons and the Policy Committee, Frank was the managing editor of the Governing Documents and the 'prime mover' in their implementation. For many years he also served as Chair of the Budget Committee, refining line items and holding the Association to strict spending limits. He is the editor of the HOA newsletter and webmaster for the HOA website since its inception in 1999.

He expects to continue to consult with the Board, offer his services when requested, and enjoy time with family and friends. The Board offers its very best wishes.

## Welcome Steven Dhanjal, New Board Member

Steven Dhanjal is a resident of Autumn Wood since 2007 and he and his daughter have "enjoyed growing some strong roots in the community." He attended Pierce College, and then went on to study theater, and film, eventually landing some good positions in production work, ranging all the way to producing independent feature films with studios around Los Angeles. In 2017, he considered volunteering as a Director to serve the Community. "I joined the board at Autumn Wood [to gain] a better sense of connection with my neighbors, our dedicated board members, and CT Property. " "I would like to welcome any new families to our beautiful community, and wish you all the happiness life has to offer." He will be a welcome asset to the Board.

With some good news, comes some bad news: At a recent Director's Meeting, Sean informed the membership that Director Ben Adelstein resigned his seat. Ben's commitment at 'his real job' will not allow him to the time continue to serve on

