

Pool Rules Reminder

Each summer season, the Board of Directors reminds the Association members about the rules and regulations for our community pool. Post this insert on the refrigerator or some convenient home gathering place.

Autumn Wood HOA Pool Rules

Pool and spa are for the use of Autumn Wood residents and their accompanied guests only.

Children under 14 **must** be supervised by a responsible adult while in the pool area.

Homeowners are responsible for the conduct of their families and guests in the pool area.

If you open the gate for someone, they become your responsibility.

Homeowners must have their pool key in their possession at all times while in the pool area.

Any homeowner has the right to ask to see your key and you must show it.

Anyone without a key is not permitted to stay.

Be courteous to other homeowners. Keep loud noises to a minimum.

No alcoholic beverages or drugs on the premises

No glass or breakable containers in the pool area

No diving at any time

No climbing on fences or structures

No pets in the pool area

No skates, skateboards, or bicycles in pool area

No smoking in the pool area

Life saving equipment is for EMERGENCY USE ONLY.

No lifeguard on duty -- swim at your own risk

Pool and spa hours: 6am - 10pm Sunday thru Thursday

6am – 11pm Friday and Saturday

No trespassing in pool area after-hours, including homeowners.

If you observe anyone violating the **red** rules, please call the police (583-6950).

If you observe anyone violating the other rules, please call ABM (522-0292).

Please cooperate. Vandalism costs all the homeowners.

ABM Property Management

4322 Eileen Street
Simi Valley, CA 93063

Phone: 805-522-0292
E-mail:
ahf@abmpropertymgmt.com

<http://autumnwood.org>



Call for Candidates for Board Positions

The month of April is typically the time the Association accepts nominations for membership on your Board of Directors. Three (3) seats are up for re-election, and two (2) are available to be filled. Your nomination must be forwarded to the property management before the cut-off date, May 10, 2013.

We are always looking for homeowners in our community to serve on the Board, to experience first-hand the workings of operating the Association. In return, all we expect is monthly attendance and good input.

You must be an Autumn Wood homeowner, with a current account - no outstanding liens, fees or fines - that is willing to provide service to your community.

Nomination forms are in the mail, or you can get one from ABM Property Management, 805-522-0292.

Winter's Gift: Stucco Stains

Paint residue from the trim, mildew in shady areas, and dirt runoff from roof tile are the most common causes of stucco staining in our community. Pressure washing usually clears the stucco and renders the house presentable. Rarely, would you need to sand blast.

Mildew can be treated with a very mild solution of bleach and water, followed by a thorough rinsing.

However, if cracks or chipping develop, stucco repair and re-painting are inevitable.

Where do I mail my assessments (dues)?

Mail your payments to:

Autumn Wood HOA

c/o First Bank

P.O. Box 15028

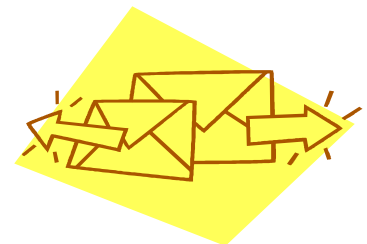
Vallejo, CA 94591-1928

Be sure that you identify your LOT number preceded with "AW"

(short for Autumn Wood) on the check or payment instrument. (For example, AW045, for lot number 045)

If you are paying via auto-pay or electronically, be very sure you have a reference to your LOT number as noted above!

(Should you need a contact phone number, use 888-350-0078, Lockbox Services.)



How do I contact the Board of Directors?

Mail your correspondence to:

Autumn Wood HOA

Board of Directors

PO Box 917

Simi Valley, CA 93065

or you can e-mail the Board at Prez@autumnwood.org.

Second Quarter, 2013



AUTUMN WOOD Homeowners Association

Yard maintenance Review

Better weather has arrived and it is time for a little clean-up/touch up after the winter months. The following are some of the more common items noted in violation of the CC&Rs during the monthly inspection walkthrough by your Board of Directors and management company representatives.

Most common violations noted:

1. Hanging foliage (tree limbs) not at least nine (9) feet above sidewalks.
2. Gardens and flowerbeds in need of weeding
3. Trash cans not removed to proper storage after pick up.
4. Rain run-off stains on stucco of houses.
5. Storage of disabled or out-of-date registered vehicles in drive ways.
6. Lawn maintenance; trimming, mowing, greening.
7. Utility doors delaminated or in need of paint.
8. Oil and discoloration on driveways.
9. Satellite cables and/or electrical cable improperly installed down the side of the residence.

Quick Response E-Mail Address

While texting has replaced telephone conversations for the younger generation, email is still a viable means to communicate with the HOA Board of Directors or the property management company. Even if you don't know to whom to address your questions or comments, ABM Property Management provides a 'direct' email address for Autumn Wood homeowners. Put ahf@abmpropertymgmt.com in the To: block to send your message. This special address directs it to the mailboxes of the managing agent, the financial services department, and the administrative assistant. This new feature will enhance homeowner communications, reduce frustration and speed problem resolution.

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This newsletter is provided quarterly for the sole benefit of the members of the Autumn Wood Homeowners Association.

New Side Fence & Gate Specifications Adopted

Repairing or Replacing existing Boundary Fence or Gate

Repair or replacement of the original materials and appearance of any Boundary Fence or gate does not require approval from the Board of Directors.

Modification to an existing Boundary Fence or Gate

To change the size, shape, material, or color of an existing fence or gate, submit a **Residence Improvement Application**, including any necessary detailed drawings of the design, including color swatches, through the **management company** to the Board of Directors thirty (30) days *in advance* of your desired installation date. Neighbors' signatures **are** required to indicate notification of pending installation.

Wrought Iron Gate

To install a wrought iron fence or gate, submit a **Residence Improvement Application**, including a detailed drawing of the design with color swatches, through the **management company** to the Board of Directors thirty (30) days *in advance* of your desired installation date. Wrought iron may be painted to match the house stucco or trim color, or it may be painted white or black. Also, a wrought iron gate may require a covering treatment (screening) if there

is an issue with side/back yard view. (Plywood sheeting is not permitted.) Neighbors' signatures **are** required to indicate notification of pending installation.

Permissible Types of Perimeter Fence or Gate Materials:

Block walls: Only slump stone, which matches the existing block walls in the Autumn Wood Homeowner's Association, is permitted.

Wood Fences: Only fences formed of slats are permitted. Plywood sheeting is not permitted. Wood fences may be painted to match the color of the house stucco or trim. Redwood Fences must be clear-coated. This type of fence may be encased in a metal framing.

Vinyl Materials: Vinyl gates or fences may be colored to match the stucco, the trim, or the front door itself. They may also be almond or white.

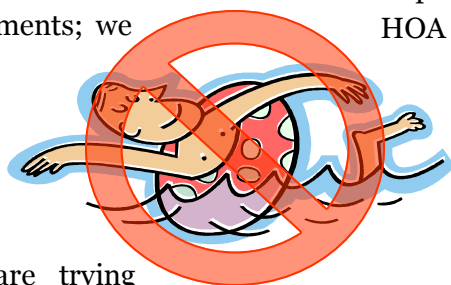
It is very important to remember that you **MUST** have HOA **Board** approval (not ABM management acknowledgement) **before** you start your project. Our CC&Rs allow for a 'processing fee' if you forget this process. Don't be charged this needless expense.

Delinquent HOA Assessment Payments = No Pool Access

It's getting close to summer, and everyone wants to use the pool! Maintain your access to the pool by keeping your HOA account up-to-date; no delinquent fees, no late fees, no violation fines.

Should you become delinquent or behind in your payment plan, your pool key card will not work at the pool gate.

The Association does not send out monthly invoices, or account statements; we



are trying to keep our postal costs and administrative fees to a minimum. Many home-

owners are using e-banking or an ACH debit to process their monthly HOA assessments. Use your coupon as a reminder or use a reminder feature of your email account.

Losing your pool access makes for a long, hot summer season.

Free Curb Number Painting

This month, the Association will provide reflective curb address marking for each address. This service is provided to the Autumn Wood homeowners for FREE. The special, reflective glass-bead paint will make the address numbers stand out as well as provide uniformity within the development.

Hot Pool News To Swim In

It's time for the Association to replace the pool decking around the pool. The decking presently has curled edges, cracked expanses, and clogged drains. Even some of the expansion joints, the thin space between the massive cement slabs, have missing sections.

In the previous months last year, the Association rebuilt and repainted the shade area at the rear of the pool. Earlier this year, the community bathrooms were refurbished, and we re-plastered the spa and pool. Now it's time to replace the pool decking.

Your Board of Directors solicited bids from reputable construction companies specializing in pool repair. The requests asked vendors to provide two estimates; 1) simply to replace the concrete and, 2) to replace the decking with concrete and pavers. Pavers? Imagine the walking surfaces from the Simi Town Mall surrounding your community pool. Yes,

pavers are an acceptable replacement that lends beauty to any vast surface. Pavers add a flourish to the otherwise drab cement surface. Pavers are skid-resistant, semi-porous, and important for the future, they also allow for subterranean repairs at a substantially reduced cost.

The selected bidder came in with a cost of around \$60,000. Sound like a lot? Not if you take into consideration the amount of area that is being replaced, the cost of the pavers (\$2 per square foot over the cost of just plain cement), the length of time to work the project, and the fact that we should get about 20 years of service from the surface. The pavers will extend over most of the pool area surfaces and extend out toward the street sidewalk.

The project will take approximately three (3) weeks, closing the pool area completely. However, the bright side of this renovation is a 'new' community pool area ready for summer action.

A Better Understanding Leads to Less Problems

Have you ever received a violation notice from the management company? Could you understand what was wrong; what needed to be fixed? What did you do if you needed more time?

We weren't always sure either. So the Board redesigned the notification system into two (2) parts; two letters.

Part one, is a **Courtesy Notice**, which explains what needs to be fixed in plain, simple terms. The letter also makes it clear that this violation is

noted as a courtesy — no fine is incurred. The homeowner is encouraged to respond to the **management company** — either by mail, fax, or email — within 10 days to 'discuss' the timeline necessary to fix the problem if it can't be done in less than 30 days.

Part two, the **Violation Notice**, reiterates what needs to be remedied, in those same simple terms, but now sets the

stage for a specified ***fine***, if action ***is not taken*** to fix the noted violation. Again, the homeowner is encouraged to respond to the management company — either by mail, fax, or email — within 10 days to 'discuss' the timeline necessary to fix the problem.

Your Board of Directors is very understanding when it comes to the timing of maintenance issues. *Be sure to communicate your in-*

tent! In fact, you are always invited to attend a Board meeting, on a 3rd Tuesday of the month at either the pool or an off-site location, to explain your circumstances.

Additionally, the Board has created a standardized checklist to be applied for every residence while performing the monthly maintenance walk-through.

Using this methodology, the observers can maintain objectivity and consistency in their monthly review.

