

AUTUMN WOOD At Hunter's Field Homeowners Association

Second Quarter, 2014

April, May, June

Spring Has Sprung

“Spring Cleaning” is the practice of thoroughly cleaning a house in the springtime. The most common usage of the term, spring cleaning, refers to the yearly act of cleaning a house from top to bottom which would take place in the first warm days of the year typically in spring, hence the name. However it has also come to be synonymous with any kind of heavy duty cleaning or organizing action.

Expecting that the foulness of winter's elements are now behind us, this is the time when most homeowners begin repairs or maintenance. Although it's not certain the 'warm days' are here, homeowners should begin to make plans to restore or repair certain elements of the residence exterior including fences and gates.

The most common items that should be addressed are:

- Hanging foliage and tree limbs must be least nine (9) feet above public sidewalks.
- Gardens and flowerbeds in need of weeding.
- Trash cans properly stored out of sight.
- Rain run-off stains of the stucco of houses.
- Disabled or out-of-date registered vehicles must not be stored in driveways.
- Lawn maintenance; trimming, mowing, greening.
- Utility doors delaminated, in need of paint, or with broken latches.
- Oil and discoloration on driveways.
- Satellite cables and/or electrical cables improperly installed down the side of the residence.

When you receive a Courtesy Notice, notify ABM if you will not be able to correct the discrepancy within a 30-day timeframe. Describe your plan of action - with expected milestones - so that you will not be cited during the next compliance walk-through.

Repairmen, Handymen, and Other Vendors

You have a leaky roof. That fence/gate that needs painting. The stucco stains have to be washed. Your lawn is out of control. Who do you call? Who will take care of it?

“You can do it!” says that famous TV commercial. But some jobs require expertise. If the job is beyond your skillset, ask someone you trust who had the service performed for the name of a reliable vendor to fulfill your need. Personal references can be invaluable. Take note too, to avoid a vendor if the reference is not a flattering one.

For bigger jobs, obtain two or more bids. Be sure to research the performance background of the prospective vendor. *HouseLogic* offers “5 Essential Questions to Ask Before Hiring a Contractor.” <http://www.houselogic.com/home-advice/contracting/five-essential-questions-ask-before-hiring-contractor/> The answers to these questions will set your mind at ease.

Get on the HOA “flash message mailing list”; send a message to: Board@autumnwood.org

Inside this issue:

The Treasurer’s Note	2
Pool Rules Review	2
Side Yard Maintenance	2
Weathered Trim & Stucco	3
Unauthorized Pool Users	3
Exposed Wires & Cables	3
Board Review	4
Scheduled Meetings	4
Community Living	4
Payments & E-banking	4

2013-2014 Board of Directors

Position	Director
President	Frank Boardman
Vice-President	Irene Allen
Treasurer	Sean Wolpin
Secretary	Monsef Sidrak
Member At Large	Joe Gibbons
Member At Large	Paul Hobbs
Member At Large	Lee Mainwal

The HOA Treasurer's Note

I am part of the HOA Board of Directors. We take great pride in making sure our association is managed with prudence and efficiency.

It is with this same sense of pride that I report that we ended the 2013 year in line with our budget projections. You may ask, "what does that mean"? Well, it means that the budget we established to keep our community in pristine appearance was utilized to the dollar! Our bottom line was a whopping \$6 dollars over budget; which from a statistical perspective is only .00004% over our annual budget. This is a tremendous result which illustrates the countless hours of diligence by your board of directors to ensure that our assets are utilized effectively and efficiently.

In addition to maintaining a balanced budget, your association's reserves are in healthy shape. These funds allow the board to make wise decisions about the repair and replacement of our physical assets such as the pool refurbishment project completed this past summer. As a reminder, your monthly dues assessments are vital to maintaining the aesthetics and harmony within our community.

Here's to a prosperous and harmonious 2014!

Best wishes; Sean

Pool Rules Review

Each year, the Board of Directors reminds Association members about the rules and regulations for our community pool.

The pool and spa are for the use of Autumn Wood residents and their ac-companied guests only.

Children under 14 may not use the pool unless 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 that key and you must show it. Anyone without a key is not permitted to stay.

Be courteous to other homeowners. Speak no profanity. 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 or pool area. No riding of skates, skateboards, or bicycles in pool area.

No smoking in the pool area. Pick up and dispose of your trash.

Life saving equipment is for EMERGENCY USE ONLY. Don't use them as playthings. There is **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.

Please cooperate. Vandalism costs all the homeowners.

Side Yard Maintenance

Homeowners living on corner lots often don't realize the strip of land outside the wall alongside the sidewalk is part of their maintenance responsibility. It is not part of the Association's Common Area, thus this strip falls under the care of the adjacent homeowner. This particular bit of land can be a blessing or a blight.

Low-lying groundscape (those decorative plants or ground cover), hedges, or full-sized bushes should not extend or be allowed to creep onto the sidewalk. It's probably best to keep any vegetation as low as possible or replace it with simple, easy-to-maintain groundcover. By the way, trees on either side of the perimeter wall that branch out over the public sidewalk should be pruned above nine (9) feet for the convenience of passing pedestrians. Also pay close attention to root patterns for those trees that may cause uplifting of the concrete or the wall. Should you choose a low-maintenance option, the City of Simi Valley offers cost saving suggestions.

Regardless of the style of landscape you install on that little strip of land, be sure to keep it properly maintained and in good condition.

Weathered Trim and Stucco Stains

Look at your house as if you were a prospective buyer. Have the seasonal elements deteriorated the paint on the trim, or the trim itself? Do you see dirt stains on the stucco of your residence?

Because trim boards are the outermost covering, they are subject to moisture, which can cause rot over time and if not replaced, the rot will then spread to the house framing. Also, termite damage is a possibility. Paint on the trim will protect the surface of the trim from the elements, but over time, UV rays from the sun will cause the paint to dry out and wither to ultimately flake and peel.

Inspect your house trim and honestly evaluate its condition. If the trim shows wear, try to restore the wood by patching, sanding, priming and painting. Replace segments that cannot be repaired.

Strong rains will wash the dust and dirt off your patio and driveway, and your roof. But all that sludge from the tiles may not flow neatly down the drain. It may end up on the side of your residence.

These brown-gray areas on the stucco will make your house look old, unkempt, and detract from the true value. Most walls, except those that are severely stained, can be cleaned simply with the hose, or, in more stubborn cases, by pressurized water.

Check the front and sides of your residence to see if you have stucco stains that must be removed.

While you are at it, check to see that your rain gutters and downspouts are clear of debris. A clogged gutter or downspout will cause pooling and subsequent overflow of water onto the stucco. Check for any missing gutter attachments that will allow sagging or detachment from the wood trim.

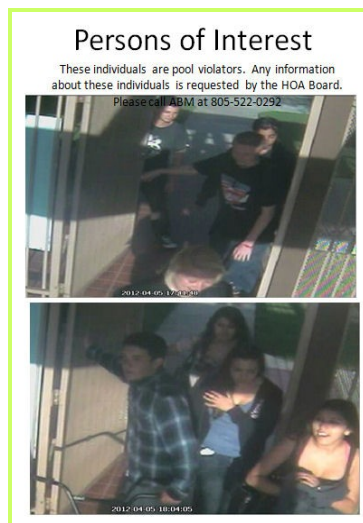
Exposed Wires, Cables, and Conduits

Speaking of exposure, 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 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 the HOA rule. If the need arises, call the utility supervisor for cooperative enforcement.

Unauthorized users of our pool, and parkways

The State of California and the Ventura County Environmental Health Division require our pool and spa to meet stringent specifications. One such regulation is the placement of fencing around the pool area. To this end, the Association establishes and posts rules for access and use.

Specifically, those rules are, *“The pool and spa are for the use of Autumn Wood residents and their accompanied guests only.”* *“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 (and liability).”* *“Homeowners must have their pool key in their possession at all times while in the pool area.”* *“Anyone without a key is not permitted to stay.”* *“No use of the pool area after operating hours.”*



Enforcement of these rules is two-pronged: through police action for criminal acts, or HOA remedies.

The police will detain and arrest violators that are not members of the Association - those that have no right to use the recreational facilities - or in criminal situations of established vandalism, trespassing, or damage over \$400. But in some of the reported cases of wrong-doing, those involved were family members of a homeowner.

These situations can only be ‘corrected’ by invoking the enforcement clauses of the CC&Rs against the responsible homeowner. The remedies include recreational privilege suspension, fines, and legal action.

Make all members of your family aware of the responsibilities (and liability) when using the pool area. Encourage them to limit the number of “friends” when at the pool. Remember, the use of our recreational area is a privilege; it can be suspended. Repair or replacement costs will be assessed against any homeowner determined to be responsible for damage.

Landlords are also expected to understand these conditions and are held liable for the actions of their tenants.

ABM Property Management

4322 Eileen Street
Simi Valley, CA 93063

Raven Stefanelli, Assistant Manager
Phone: 805-522-0292, ext 105
E-mail: ahf@abmpropertymgmt.com
Or: raven@abmpropertymgmt.com

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

Scheduled Directors' Meetings

When:	APR 15	MAY 20	Jun 17
Where:	Vintage	Poolside	Poolside

Where do I mail my HOA Assessments (dues)?

Mail your check along with the coupon to:

Autumn Wood HOA
c/o Union Bank
P.O. Box 15028
Vallejo, CA 94591-1928

In the memo block of the check, **be sure that you precede your LOT number with, "237-AHF-AW_____"**. (For example, 237-AHF-AW058, for lot number 058)

What about e-banking?

If you are paying via auto-pay or electronically, be very sure your 'account number' includes your Lot number as in the example noted above!

Should you need a contact phone number, use 888-350-0078, Lock-box Services.

The Board of Directors for 2013-2014

Elections for positions on the Autumn Wood HOA Board of Directors are on the horizon. Four Board member positions are open for the 2014-2015 Administrative Year.

Beginning in April, homeowners desiring to hold seats on the Board must submit a candidacy form to validate ownership details. Candidates are also asked to provide the reason for their nomination and to outline their goal for HOA success.

After processing the candidates, an official ballot will be mailed to each homeowner, listing the people who have volunteered or been nominated. The ballot will also contain any measures, issues, or action 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 and special election inspectors appointed by the Board of Directors.

Being a Board member requires a strong sense of community pride, a desire for community involvement, and participation in association activities. 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, Raven Stefanelli, for your nomination form, or with any questions or concerns regarding this procedure. The Directors look forward to receiving information on volunteers and seeing all of you at the meeting to be held in June.

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*.