

# AUTUMN WOOD At Hunter's Field Homeowners Association

Second Quarter, 2015

April, May, June

## How Do I Love Thee? Let Me Count The Ways ...

There never seems to be a good time in the year to make big changes. The transition from one management company to the other did not go as smoothly as the Board anticipated. Some missing historical records, a few misplaced architectural requests, the need to reassign account numbers, as well as the addition of "unit numbers" for each homeowner, all contributed to the feeling of upheaval.

A number of homeowners expressed concern that their assessment payments made in December, or early January, would not, and in some cases did not, appear on the January or February invoice. The Board of Directors together with the manager and officers of the Accounting Department at Euclid Management, spent most of February and March sorting through each homeowner account to be sure that the bank records aligned properly and each was properly balanced.

For many, the March invoices reflected the correct accounting; the April invoices are expected to bring all homeowner accounts current.

Should you still have a problem with banking issues or your assessment balance is not quite right, call the Euclid Accounting Department, at (805) 778-0740.



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## Easily Access Your Homeowner Record

When your Board of Directors engaged Euclid Management Company (EMC), one of the many benefits afforded Association members is the ability for each homeowner to view their account standing in real-time.



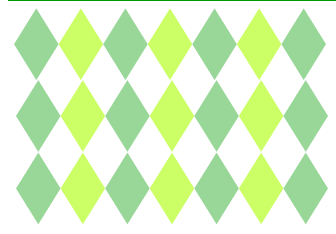
Begin at EMC's website, [euclidmanagement.com](http://euclidmanagement.com)

Select Login: Homeowners.

On the following page, login on right side menu for your first time. Find the required information on your *Statement of Account* (example below) that you recently received. After a brief verification process, you will be directed to login as a (returning) homeowner.

Once logged in, the left-column menu offers a variety of options for homeowners, one of which is *Lookup Account Balance*. This selection displays your account details, lists each of your payments of record, and the account balance. If there is a discrepancy, contact Euclid's Accounting Department immediately.

STATEMENT OF ACCOUNT				
ABC RANCHO HOMEOWNERS ASSOCIATION C/O EUCLID MANAGEMENT COMPANY PO BOX 1510 UPLAND, CA 91785-1510 (909) 981-4131				
Association:		ABC RANCHO HOMEOWNERS ASSOCIATION		
Property:		3294 Rural Way Corona, CA 92882		
Account:		00000444		
Date:		05/01/2014		
Total Due:		150.00		
BUR: SK-5360 0001 01				
Mary Beth Smith 3294 Rural Way Corona, CA 92882		Last Name		
		Zip Code		
		Account Number without the leading zeros		
Date	Description	Charges	Credits	Balance
02/16/2014	BALANCED FORWARD			0.00
03/01/2014	Monthly Assessment	150.00		150.00



2014-2015 Board of Directors	
Position	Director
President	Frank Boardman
Vice-President	
Treasurer	Sean Wolpin
Secretary	Monsef Sidrak
Member At Large	Joe Gibbons
Member At Large	Lee Mainwal
Member At Large	Chris Hernandez

## Tree Repair Or Replacement?

First, the White Birch trees in the Common Area became a problem when they were infected with beetles. The Association abated the plague with chemical injections and some removals. Replacement tree types for those removed trees are still being discussed and funds aggregated for purchase.

Now, 7 of our 16 plum trees have trunks that are splitting and may be dying. The once splendid trees along the street in front of the HOA pool are failing because of last year's heat or boring beetles. They must be removed.

The Board would like to hear from homeowners regarding the issue of removal: with or without replacement. Please communicate your comment via email, letter, or attendance at a meeting.

## Is Your Payment Method Working For You?

Below are the three most-used methods for paying the HOA assessments. Use the one that fits your needs.

### The Pull Method (Auto-pay or ACH)

Automatic Clearing House: A nationwide electronic funds transfer network which enables participating financial institutions to distribute electronic credit and debit entries.

*Setup:* This transaction method is established from within Union Bank. You authorize Union Bank to withdraw a specified dollar amount from a specific account.



#### Welcome

HOA Online Payments is a simple, secure way to make your homeowners assessment payments

Payments made after 2 PM Pacific Standard Time will be processed the next business day.

*Action:* On a designated date, Union Bank withdraws the funds from your primary

account. The transaction is usually processed the same day, but there are restrictions. All banks have a *processing cut-off period*. To ensure delivery set the transaction date before the 15th of the month.

### The Push Method (E-Banking or On-Line Banking)

*Setup:* At your bank, you establish a *Payee* account for **Autumn Wood HOA** in the Bill Pay section, identifying your Euclid account number, and listing the address of the receiving bank.

*Action:* On a designated date, or when initiated by your action, your bank processes the funds request, prints a check, and mails it out - just as if you were sending a paper check.

True, many banks are connected electronically to minimize transaction de-

#### Typical Arrival Time:

4 business days

Select Payment Account

\*\*\*3223 Checking

lays but you should not count on it unless you've had success in the past. The time

expected for arrival at Union Bank is often illustrated by your bank. Nonetheless, count on a delay for arrival at Union Bank to include posting to your HOA account.

## Welcome, Rashmi; A New Director

Rashmi Shah recently retired from a Boeing division after 33 years in the Engineering department working designs, analyses, and proposals. The 30-year Autumn Wood homeowner was quickly recruited by the Board to fill the seat left vacant by Irene Allen.

“Her skill set makes her a natural fit for the Board of Directors,” says HOA president Frank Boardman. “Working within the framework of teams, her sense of loyalty, and her ability to quickly process numbers makes Rashmi the ideal person to bolster the high standards of this administration.” Welcome!

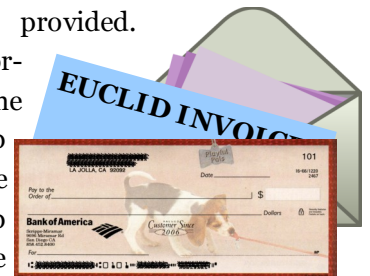
### The No Computer Method (Handwritten checks sent via USPS)

*Setup:* You open a checking account at the bank, funded by *Direct Deposit*, a paycheck, or your Uncle Pete. The checks have your name and address printed on them but they do not include your HOA account number.

*Action:* Sometime after the HOA invoice arrives, you drag out the checkbook, fill in the blanks on a check, add your HOA account number in the memo block and sign, place it and the bottom portion of the invoice into the envelope provided.

Don't forget the stamp before you drop it in the mailbox!

Anticipate four days for its arrival at Union bank when sent by US Mail and maybe another day for posting.



Homeowners will incur a late fee of \$10 if the HOA assessment is posted by Union Bank **after** the 15th of the month. The Board of Directors will no longer waive this fee.

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## Autumn Wood HOA Pool Rules

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

**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 smoking in the pool area

No diving at any time

No climbing on fences or structures

No pets in the pool area

No riding of skates, skateboards, or bicycles in 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 **red** rules, please call the Simi Valley police, (805) 583-6950.

If you observe anyone violating other rules, please call Euclid Management, (805) 778-0740.

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## Focus On Residential Upkeep

The Association is using a “seasonal approach” to help homeowners focus on common maintenance issues throughout the year.

Shown below are the most common findings for this quarter that will be examined by the walk-thru team.

Note however, blatant violations of any kind cannot go unaddressed regardless of the timeframe.

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 or repair.	August

Always	
* Trash cans not removed to proper storage after pick up.	
* Lawn maintenance; trimming, mowing, weeding.	
* Architectural changes not sanctioned 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. This is anyone’s first impression of the neighborhood that adds immediate value to the homes within.

Homeowners should use this guide to schedule maintenance efforts and stay one step ahead of the walk-thru team.

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## Brown Lawns Are Acceptable But Must Be Maintained

The Calleguas Municipal Water District may institute a water rationing program, which would be passed down by the Metropolitan Water District of Southern California that would take effect July 1.

During this difficult period, your Board will apply the guidelines of Civil Code §4735, whereby fines will not be assessed against homeowners “for reducing or eliminating the watering of vegetation or lawns during any period for which the Governor or local government has declared a drought emergency.” However, the Code authorizes the Association to enforce those CC&R Articles which require homeowners maintain their Lot.

This means your lawn can be brown but it must be maintained: neat, trim, and weed-free.



euclidmanagement.com

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

### Scheduled Directors' Meetings

<b>When:</b>	<b>Apr 21</b>	<b>May 19</b>	<b>Jun 16</b>
<b>Where:</b>	Room C-1, Rancho Simi Park,	Pool	Pool

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

## Union Bank Has A Way To Pay Your Assessment

Union Bank provides an on-line portal for Autumn Wood HOA homeowners to pay their assessments immediately.

To access this portal, set your browser to the address, "<https://secure.directbiller.com/pbills/payer/welcomeDirect.do?>" (or use the "*On-Line Banking*" link from the Autumn Wood HOA website).

For the block requesting, **Company ID - Association ID - Unit ID:**

Use: 0246 - 000605 - Your account number (eight digits with leading zeros as shown on your Statement of Account). Enter, 93063 as the Zip Code.

Using this On-line Payment method will assure immediate delivery as long as your realize that payments made **after** 2 PM Pacific Standard Time will be processed the next business day.

## The Board of Directors for 2015-2016

Elections for positions on the Autumn Wood HOA Board of Directors are on the horizon. Three Board member positions are open for the 2015-2016 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 personal goal(s) for HOA success.

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

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, Lorraine Newton, (805) 778-0740, 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 in June.

## Autumn Wood HOA Gets Smart Too!

The 2014 HOA Reserve Study projected a zero-years useful life expectancy for the irrigation controller that serves all of the Common Area. Coupled with the threat of drought and high water costs, the Board decided it was time to take advantage of technology.

"Weathermatic is the undisputed leader in smart irrigation controllers," according to SmartSprinklers.com. "...Using 'smart' irrigation technologies [can] reduce your water bill by as much as 50%." It automatically calculates run cycles based on our soil type to virtually eliminate run off.

Chris Hernandez, chairman of the Landscape Committee, explained the sophisticated workings of the recently purchased SL4800 **SmartLine** Irrigation Controller. "Our goal is to use water wisely and the SmartLine Controller helps us achieve that." The controller operates 27 valves that feed water to the one and a half acre Common Area.

The Board also procured a small weather station, located on the property to communicate weather changes to the SmartLine controller. Technicians from Valley Crest installed, programmed, and tested the device.

