

# AUTUMN WOOD At Hunter's Field

## Homeowners Association

Second Quarter, 2017

April, May, June

### Rain, Rain, Go Away . . .

Expecting that the foulness of winter's elements is now behind us, homeowners should begin to make plans to restore, replace, or repair certain elements of their residence exterior: front and side lawns, yard flora, building features, stucco walls, driveways, fences and gates.

Take time to look at your yard, the side gate, and the residence. Are you pleased with what you see? Would you want to buy the property if it were for sale this minute? Be critical. Could it be better maintained?

The most common maintenance items listed below should be corrected early to avoid the hot summer months. Not everything needs to be addressed at once; make a practical plan of action.

| When looking at your:           | Check for:  |
|---------------------------------|---|
| Stucco                          | Rain run-off stains, missing coverage, exposed mesh, discolored patches |
| House trim or fascia board      | Chipped, faded, or missing paint; rotted sections                       |
| Utility closet door             | Delaminated edges, in need of paint, or broken latches or hinges        |
| Rain gutter                     | Painted (or colored) the same as the attached surface; sagging          |
| Front planter box, flower shelf | Chipped, faded, or missing paint; termite or pest infestation           |
| Hanging foliage and tree limbs  | Low-hanging branches, unsightly, dead or rotted limbs                   |
| Hedges or full-sized bushes     | Untrimmed sides and tops, obscuring the residential address             |
| Gardens and flowerbeds          | Weeds, overgrown grass or dead plants, missing planter trim             |
| Side gate and fence             | Need for paint, missing or rotting slats, missing latch                 |
| Trash cans                      | Out of sight or behind fence, when not on the street awaiting pick-up   |
| Lawn                            | Neatly trimmed edges, uniform height, a healthy green, no weeds         |
| Driveways                       | Oil residue or discoloration on driveways                               |
| Satellite dish cables           | Proper installation in or toward the back, cables properly routed       |
| Garage door                     | Wooden door in need of paint or repair, dented or chipped metal door    |
| Side yard, outside the fence    | (for Conventional/end Lots) Weeds, overgrown grass, dead plants         |

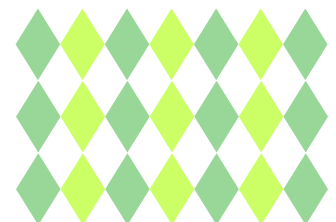
The community review - *the walk-thru* - is intended to preserve the visual aspect and to protect the value and attractiveness of the properties in the Association. "Curb appeal," as it is referred by real estate sales professionals, is anyone's first impression of the house, property and neighborhood that adds immediate value to the homes within. Thus, the Courtesy Notice is intended to assist homeowners in identifying issues that may otherwise be overlooked in daily life. It is non-punitive but will be followed by a Violation Notice in 30 to 40 days if no corrective action is observed.

Should you receive a Violation Notice identifying such area in need of maintenance, but you find that you will not be able to correct the discrepancy within the standard 30-day timeframe, immediately notify Carol, the Association managing agent. Describe your plan of action - with expected milestones - so that you will not be cited during the next compliance walk-through.

Subscribe to:  
**[Board@autumnwood.org](mailto:Board@autumnwood.org)**  
to receive timely  
messages from the  
Board.

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#### 2016-2017 Board of Directors

| Seat            | Director        |
|-----------------|-----------------|
| President       | Sean Wolpin     |
| Vice-President  | Frank Boardman  |
| Treasurer       | Rashmi Shah     |
| Secretary       | Monsef Sidrak   |
| Member At Large | Chris Hernandez |
| Member At Large | Ben Adelstein   |
| Member At Large | Miguel Chavez   |

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## Color Swatches for Residential Painting

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

The guidebook is available now and can be requested from the Architectural Review Committee (ARC) or the management company. Schemes are based on swatches available from 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).

As an incentive, the Board established the **Autumn Wood HOA** account at the Simi Valley Dunn-Edwards outlet from which homeowners will receive a discount on purchased paint and paint-related items. Their address: 50 W Easy St, *Simi Valley*, CA 93065, Phone: (805) 520-9532



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## Service Dogs In The Common Area

Individuals with disabilities shall be permitted to be accompanied by their service animals in the Common Area. However, the service animal shall be under the control of its handler. The service animal shall have a harness, leash, or other tether.

Ventura County Animal Services endorses an Animal License and issues a special tag denoting *ASSISTANCE DOG* to eligible persons for a dog specially trained as a guide dog, signal dog or service dog. The animal owner should be able to provide any inquiring property owner, property manager or similar interested person with a copy of this document.

Any person who knowingly and fraudulently represents himself to be the owner of an *AS-SISTANCE* dog is guilty of a misdemeanor punishable by fine pursuant to California Penal Code Section 365.7.

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## Other Structures on the Lot

The Association's Conditions, Covenants and Restrictions (CC&Rs) identify how other structures commonly found on homeowners properties can exist properly.

Article VII, paragraph 7.12 Other Structures on the Lot. Other Structures are defined herein as, but not limited to, play houses, tool sheds, garden sheds, pet houses, and storage sheds. Other Structures that are erected on the lot shall be (a) hidden from view of Common Area, public areas, and other Owners' property, (b) maintained and properly repaired or finished and, (c) shall not cause disturbance to the adjacent Owner's or Tenant's enjoyment of his or her Lot. Other Structures may not be attached to or propped against, nor placed adjacent to or within three (3) feet of, the Residence or Zero Lot Line Wall, as defined herein, which impairs the structural integrity of such wall, unreasonably impedes or interferes with the necessary maintenance and repair to the wall by the Owner of the Dominant Tenement, or unreasonably interferes with any utility easement referenced in these CC&Rs.

*Other Structures* on the property are reviewed during the walk-thru.

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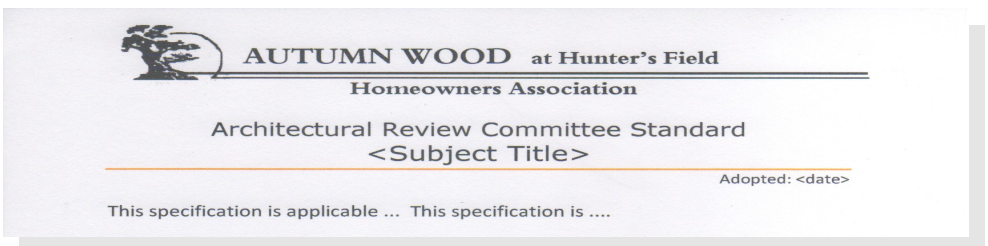
## Rules and Resolutions: Specifications Reformatted As ARC Standards

The Association's Architectural Review Committee (ARC) recently reviewed the Association's *Specifications* - those rules that have been adopted by the Association to enhance and protect the value and attractiveness of the Autumn Wood at Hunter's Field neighborhood, and to preserve the peace and contribute to the welfare of all residents.

Just before last year's end, the ARC examined each of the HOA's architectural rules for relevancy, legitimacy, capriciousness, and value to the community. Those rules that survived the review were reformatted and are now referred to as *ARC Standards*. At the close of the year, a summary page of these and other current rules was distributed to homeowners, although not required by Civil Code. Once rules and regulations have been adopted and distributed to the membership they do not need to be distributed annually. However, they are permanently posted on the HOA website, <http://autumnwood.org/Resolutions/resolutions.htm>. New Members to the Association normally receive a copy of the rules and fine policy through escrow.

Since the broad guidelines of the Governing Documents are simply not sufficient in detail to provide instruction to Homeowners or the Board, these *ARC Standards*, adopted by the Membership, address a variety of particular issues anticipated or known to be relevant to Autumn Wood homeowners. They establish specifics to ensure consistency in application, conformity in enforcement, and retain harmony with the surrounding architecture of the other properties within the Association.

The authority for rules and such *Standards* is found in Civil Code Section 4355. As defined by the Code, the nature of rules is that violations may carry monetary penalties.



## Household Hazardous Waste (HHW) Collection

For residents of Autumn Wood HOA, call (805) 583-6321, for 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.vcpublishworks.org](http://www.vcpublishworks.org) for businesses that accept electronic waste. A nominal fee may apply.

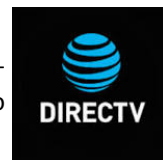


## AT&T's Acquisition of DirecTV: How It May Affect You

This recent acquisition suggests AT&T will begin to fade out part of the U-Verse architecture that is currently installed underground in our community and replace it with satellite dishes.

In the near future, AT&T may contact you to install a dish on your residence. That being said, be sure to let the installer/technician know you live in the Autumn Wood Homeowners Association. The technician will then know the best vantage point for the dish in this community will be at the peak at rear of the house, running the cable neatly tucked up against the fascia board into the Utility closet.

Letting the technician/installer know you live in an Association during the contract phase is important so that no extra installation charges will be imposed on you.



Homeowners are responsible to abide with CC&R Article 7, Section 7.8 (f), *Antennas and Similar Devices*, as amended in 2014:

1. The homeowner shall seek and receive prior approval before any installation of any antenna or satellite dish. This approval shall be in accordance with the application for approval of an architectural modification as set forth in the CC&R's governing the Association.
2. Any such antenna or dish may not be mounted on the front or near the front of the house, nor on the zero lot line side of the house. Ideally, the dish or antenna should be screened from view from the adjacent streets, sidewalks, and surrounding properties by use of fences, hedges, or other appropriate plant materials.
3. The antenna or satellite dish shall be installed in a workmanlike manner (i.e. wires run through the attic or wall of the house, or neatly along the face of the house and/or house trim and blended with the color of the house/trim), and in accordance with federal, state and local laws or ordinances and in conformity with architectural committee approval and requirements. ...

If you have questions, please call our Managing Agent, Carol, at CT Prop Management, (805) 520-0301

## Pool Key Card Access System Upgrade

During the closing days of March, technicians put into service an electronic upgrade for the pool card key access system. New panels controlling the three entry pads replaced the two aging ones first installed in 2009, when the Association adopted the key card system to replace real metal keys.

For over a year, HOA security personnel complained of slow system response times, lack of flexibility in configuration, and an occasional system freeze which caused the complete failure of the card readers.

In January this year, the Board moved to replace the aging panels for a cost of \$1,811 - installed and configured to accept the current pool key cards the Association owns.

Homeowners may notice a slight change in the *door open time* (now 4 seconds instead of 2) as they swipe their key card for pool access. As always, any problems should be reported to the Managing Agent.



**Carol Tolchin**, Account Manager

Phone: 805-520-0301

E-mail: [carol@ctpropmgmt.com](mailto:carol@ctpropmgmt.com)

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

#### Scheduled Directors' Meetings

| When:  | Apr 20          | May 18          | Jun 15   |
|--------|-----------------|-----------------|----------|
| Where: | Conference Room | Conference Room | Poolside |

Conference Room: 5775 Los Angeles Av #212

## Call For Candidates

Elections for seats on the Autumn Wood HOA Board of Directors are on the horizon. Four Board member positions are open for the 2017-2018 Administrative Year.

Beginning in April, homeowners desiring to hold seats on the Board should acquire and submit a 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. The Directors look forward to receiving information on volunteers and seeing each and every Member at the Annual Meeting held at the Association pool on June 15th.

## Trespassing and Vandalism: "Not On My Watch!"

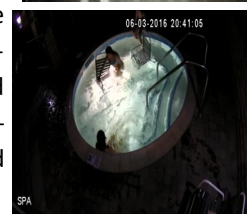
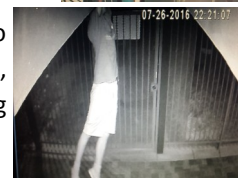
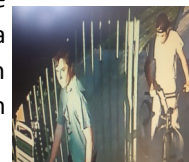
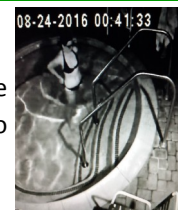
Trespassing and vandalism are the two greatest dangers our pool area can suffer. Although, trespassing seems like a 'victimless crime,' it is a serious liability for the Association. Yet, the very nature of vandalism represents a cost to the membership.

Over the course of 2016, only a few recorded violations involved homeowners or tenants who couldn't follow the posted pool rules; bicycle or skate board riding in the pool area, playing with furniture in the pool, or allowing a dog near the water. Two trespassing incidents involved homeowners or tenants in the pool area after-hours. In all the cases, the responsible homeowner or landlord was notified the next day and appropriate penalty action applied.

However, two egregious cases are still under official police investigation: case #1, a lone, homeless man who slipped the gate lock and liberally used the facilities, and, case #2, which involved a young couple with a baby, who, on several overnight occasions, found comfort against the elements in the women's bathroom during the cold November.



Vandalism on the other hand, is a matter-of-fact cost to the Association's wallet. Any damage to assets requires a repair or replacement cost. Only one instance of recorded vandalism occurred in the women's bathroom, not associated with case #2 above. A section of drywall was damaged requiring a two day closure of the pool for repair.



## HOA Newsletter Archives Available Online

This newsletter, published quarterly, contains information, policy, articles, and photos of interest to the Members of the Autumn Wood Homeowners Association. The current edition is posted on the HOA website.

Previous editions of the newsletter are also available for reference to keep homeowners fully informed about past issues relating to the Association. [http://autumnwood.org/Information/News\\_Archive/news\\_archive.htm](http://autumnwood.org/Information/News_Archive/news_archive.htm)