



AUTUMN WOOD Homeowners Association

How's The Water Now?

The Association's community pool now resembles that of a mid-priced resort and spa. Crystal clear water surrounded by earth-toned pavers, set off by potted Sego plants, comfortable pool furniture, and painted woodwork creates the feeling of a vacation paradise among pine and sycamore trees.

Early this year, the Autumn Wood Board of Directors voted to follow the guidelines of the Association's reserve study and replace the 4200+ square feet of concrete decking around the community pool with patterned pavers. The planning for the project started with a specification – a scope of work – detailing the requirements for the decking. The Autumn Wood HOA Pool Project Scope of Work was created by HOA board members with the help of a pool specialist and the City of Simi Valley Planning Department. The Scope of Work was translated into Requests For Proposals (RFPs) which were sent out to vendors who were interested in bidding for the job. Three capable companies responded to the call with a range of costs.

(Continues on page 2)



New Covenants Codes & Restrictions (CC&Rs) To Be Passed

Twenty-nine years have passed since our Association was founded. Technology has improved, new house improvement products are on the shelves, and state legislatures have enacted laws to govern the operations of homeowner associations.

In April 2013, your HOA Board of Directors completed an update to the Autumn Wood Homeowners' Association's Covenants, Codes and Restrictions. Many of the changes to the CC&Rs were driven by the Sterling-Davis Act of 2010, others by the mere passage of time, and still others by common sense and practicality. The revised CC&Rs are expected to be in-place by year's end after an aggressive campaign to garner homeowner ratification.

Starting after the board member elections in July, the 'new' CC&Rs will be officially distributed to all Association homeowners by the United States Postal Service along with an executive summary of the changes. The summary will identify those areas where the Board made changes; either to add or supplement an Article or paragraph because of a need for regulation, to delete a restriction because the Sterling-Davis Act superseded the requirement or it was no longer viable, or enforceable.

(Continues on page 3)

Inside this issue:

How's The Water Now?	2
Attention: Dog Poop	2
Avoiding \$\$ Penalties	3
New CC&Rs Coming	3
Board Member Review	4
Mow and Blow	4
Send Assessments	4
Slow Down!	4

2012-2013 Board of Directors

Seat	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

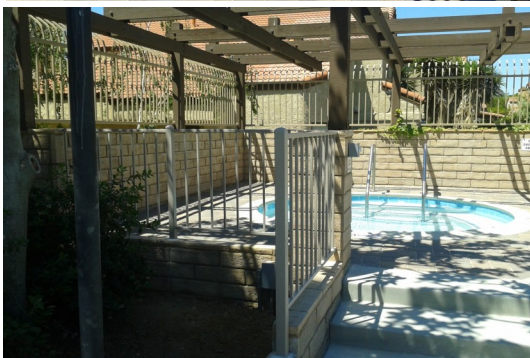
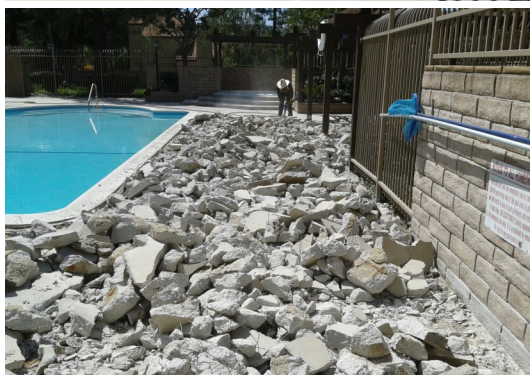
How's The Water Now? (Continued from page 1)

Colin's Pools was the successful bidder, with a cost estimate of \$62,000. During final negotiations, additional requirements were added to the contract – underground electrical conduits for future needs, removal and replacement of the shower, long-lasting, brass drain covers, removal of a spa wall, new wrought iron work, spa electrical repositioning – turning the project into a real job monitored by three board members.

On May 5th, the Association broke ground for the new pool decking. Crews from Mike Freitag Construction immediately began to jackhammer the old cement surface, trucking away over six tons of broken debris. Huge chunks of the decking were removed along with worn, broken joint material, and old drain pipes.

Slowly over the course of four weeks, the area within the pool fencing began to take shape. Workers created the boundary for the pavers, formed the steps to the spa, and established the bed for the new surface with rock and sand. Then came the big cement trucks to pump in yards of the material to fill in the forms. Masons quickly smoothed out the surfaces, etching 'control breaks' at critical locations.

Within days, skilled brick workers arrived to begin the laborious task of installing the pavers, assembling them into an intricate pattern that would repeat itself so many times until the last paver dropped into place. Stucco workers, tile layers, a wrought iron specialist, and an electrician plied their respective trades to the project to add important finishing touches. Finally, a clear coating



was sprayed on the surface to seal everything into place.

Monday, May 20th, the City Inspector and the Ventura County Health Services Inspector visited the site. Together, they measured the slopes of each drain, checked the flatness of the spa steps, inspected the pool equipment, ensured hot water was delivered by the shower, verified the strength of each of the pool hand rails, confirmed the required signs were in place, and tested the clarity and *Ph* of the pool water. The pool project was declared finished and complete.

The next day, a ribbon cutting ceremony with HOA directors and contributing vendors officially opened the pool to the Association. A number of homeowners were also on hand for the celebration.



Attention: Dog Poop Alert

There is documented evidence that dogs are smart, but nothing to suggest that dogs can read. Those **"Pick up after your pet"** signs are everywhere within our Association Common Areas, yet dog poop on the grass and sidewalk continues to be a problem. Not only a problem being on the grass and sidewalk, but all too often it finds its way onto your shoes and into your house, or worse, onto your kids' clothes or skin. Do your kids need to contend with poop while playing on our grass?

Be a responsible owner and pick up after your pet.

Avoid Late Fees and The ‘Sliding Window’ By Paying Your Homeowner Assessment On Time

For busy homeowners, the scenario is familiar one: “I didn’t get my monthly HOA assessment (dues) into the mail on time.” For those technologically savvy homeowners, the lament may be, “I forgot to go on-line and pay the HOA dues.” Paying your Association assessment well before the 15th of each month is very important; not only because the HOA management needs the funds to pay bills, but because it becomes a bookkeeping nightmare for everyone involved. And, the problem can get out of hand very quickly, and once it does, it compounds until suddenly you are faced with a pre-lien letter.

Here’s a look at what happens if you are **late** for just one month:

Month One: The assessment is received by the management company but after the 15th of Month One. The management company then tacks on a \$10 Late Fee charge to the account.

Month Two: The \$75 assessment is received before the 15th of Month Two. However, that \$10 Late Fee is still on the account. The homeowner is not notified because the dollar threshold is too small. Formal notification happens only when the account delinquency nears \$200. Thus, the Late Fee lingers until the Semi-annual Homeowner Account Status report is sent out to homeowners. Surprise!

Now, here is how the *Sliding Window* can devastate a homeowner account if you **miss** a payment. *Pay attention to how the money flows in this example.*

Month One: The assessment is missed completely. Maybe, the homeowner forgot to send the check, the check got lost in the mail, or it went to the wrong bank and the bank never processed or returned it. After the 15th of the month, the management company is obliged to tack on a \$10 Late Fee to the account.

Month Two: The \$75 assessment is received before the 15th of Month Two. All seems well, but according to accounting rules, the \$75 goes to fulfill the *missing payment from Month One*. That Late Fee from Month One is still on the account, unpaid, and after the 15th of Month Two, another \$10 is tacked on because that assessment was counted for the missing month, not the current month. The homeowner now owes \$20 in Late Fees. The homeowner is not notified because the dollar threshold is too small.

Month Three: The \$75 assessment is received before the 15th of Month Three; the homeowner thinks they are “on schedule”. But again, the rules dictate the \$75 goes to fulfill the missing payment from the previous month. That \$20 Late Fee from Month Two is still on the account, and again; after the 15th of Month Three, another \$10 is tacked on. The homeowner now owes \$30 in Late Fees. You can see how this account is accruing Late Fees because one payment was missed. This scenario is what may be happening to some homeowners because of the bank change.

The HOA does not send a monthly invoice to each address as a means to reduce the cost of postage, thus keeping the dues low. We DO send out a Semi-Annual Homeowner Account Status Report in June and December to advise of your account standing.

Just like your mortgage payment or rent, it is important for the homeowner to remember to pay the assessment each month. Don’t rely on receiving a bill or an invoice.

New Covenants Codes & Restrictions (CC&Rs) To Be Passed (continued from page 1)

Within the next three months, members of the board of directors will visit homeowners to answer basic questions about the ‘new’ CC&Rs and to explain the ratification (voting) process to enact the CC&Rs. The Board will also convene a forum with an attorney present where homeowners may get answers to their concerns.

Seventy-five percent (110 assenting votes) of the homeowners in our Association must ratify the CC&Rs in order to make it a governing document.

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

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



Your New Board of Directors

Seventy-four (74) ballots constitute the 51% quorum needed for a successful annual election, with up to three votes each. Only forty-four (44) ballots were received by the June meeting. Following the direction of our CC&Rs, a reconvened HOA Annual Election will be held in July, with only thirty-eight (38) ballots needed to establish a quorum.

Three Board member positions are open for the 2013-2014 Administrative Year. The nominated candidates for those seats are Irene Allen, and Lee Mainwal. The membership seats held by Sean Wolpin, Joe Gibbons, Paul Hobbs, and Monsef Sidrak are not up for re-election.

Following the reconvened Annual Meeting, the Board of Directors will 'reorganize' to designate administrating officers.

The 'new Board' avows to continue to make the Autumn Wood HOA one of the best functioning Associations in Simi Valley.

Is Your Gardener the "Mow and Blow" Kind?

On the second Tuesday of each month, the City of Simi Valley sends the street sweeper into our neighborhood to remove the dust and dirt and "brighten the black-top." But that is only once a month! Much of the remaining debris in our streets is caused by careless yard maintenance personnel blowing the residual yard waste into the street week after week.

Take a moment to discuss grass and dirt removal with your gardener/landscaper. Be sure to instruct them to not allow any blow-off to be left in the street.



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 by preceding it with "AW" (short for Autumn Wood) on the check or payment instrument. (For example, AWO45, 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.)

Slow Down, You Drive Too Fast!

There are almost 315 automobiles in our Association – that's 146 two-car families with a smattering of additional cars for younger drivers. That number doesn't even include the drivers from the neighboring townhouses that travel through our streets and Common Areas.

So it's not surprising that every day, you can read a news article in which someone was injured or killed in an accident that was caused by excessive speed. Speeding within our Association areas is a concern that has been raised by several homeowners.

The fix can be simply stated: **slow down!** Take extra care when driving through our neighborhoods. We have children and pets at risk.