

AUTUMN WOOD At Hunter's Field Homeowners Association

Third Quarter, 2017

July, August, September

Landscape Improvements Take Center Stage

2017 can be hailed as another special year for landscape improvements within Autumn Wood. Together with Account Manager, Kerry King from BrightView Landscape Services, Board member Chris Hernandez orchestrated a number of landscape changes throughout the Greenbelt in the Common Area.

Constrained with a tight budget of \$22,700 annually, spread out over five budget line items, Chris aggressively works toward "getting our money's worth," as he is fond of saying. To focus the funds where most beneficial, Chris negotiated a new services contract, saving over \$3100 annually, which he immediately redirected to Plants & Supplies. "It's the other main attraction [aside from the pool] here in our Community."

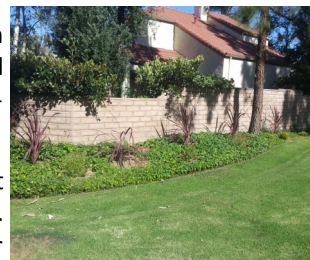


More cost-effective landscape choices

Tree trimming and tree maintenance issues were mostly resolved in fiscal year 2016, allowing Chris to draw another 22% from the Tree Maintenance budget line item for other needed landscape enhancements.

A number of new plantings have appeared in the Common Area, both large and small. A few new trees were planted to replace diseased trees, while creeping, vine-like plants have given way to tall, wide-bladed ones called, Cordyline.

The landscape plan starts each year in October, when the HOA Budget Committee sits down to wrangle through the 100+ budget line items. The committee members discuss funding proposals and requests for general Association-level items like Taxes, Insurance, Utilities, Pool & Spa, Security, and Landscape. The close working relationship with BrightView allows Chris to pinpoint the landscape costs more accurately.



Drought-resistant, yet eye catching.

Sean Wolpin, HOA president, and Rashmi Shah, HOA Treasurer, together have vowed to increase the landscape budget 33% for fiscal year 2018, if other costs allow.

Artificial Turf

"Artificial turf is coming into it's own right now [for 2017]," says Adele Gray, a Simi Valley Code Enforcement Officer. The evidence is in the number of Resident Improvement Applications (RIAs) received by the Architectural Review Committee (ARC) and the new lawns appearing in the community.

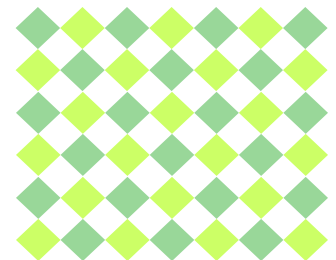
"The Code [SVMC 9-33.030.C] is specific," she added. "At least 50 percent of the front yard area of a single-family home must be landscaped. This required minimum landscape area should contain natural plants, such as shrubs, trees, ground cover, and low water use plants, although 100 percent of this landscape area may be covered by artificial turf. If artificial turf is used, it is encouraged to be balanced in the landscape with natural plants (artificial plants, trees, or shrubs other than artificial turf are prohibited)."

Save time and money before starting your front yard landscape project! The City of Simi Valley Planning Division will help you to understand the code and help determine the required minimum landscape area for your front yard. Call 805-583-6769.

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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

Pool Etiquette: Enjoy The Water But Be Responsible

Each year the Autumn Wood Board of Directors requests the pool rules be distributed to the homeowners. Sometimes the job is done by way of a special mailing; sometimes this newsletter is the best way to advise every homeowner. The following is an explanation of the basic rules that every homeowner should follow when in the pool area:

Pool and spa are for the use of Autumn Wood residents and their accompanied guests only. Association Members, their families and accompanied guests may use the pool and spa during normal (posted) hours. This is not a public pool.

Posted pool and spa hours: 6 am - 10 pm Sunday thru Thursday; 6 am – 11 pm Friday and Saturday. This is ample time to enjoy the amenity. These closed hours coincide with the City's Code for quiet times (noise reduction).

No Trespassing after-hours - including homeowners. Persons found inside the pool area compound after operating hours are treated as trespassers according to Simi Valley Police, whether or not they are homeowners.

Homeowners are responsible for the conduct of their families and guests in the pool area. Guests and members of the homeowner must follow the posted rules and behave accordingly. Courtesy should prevail.

Children under 14 must be supervised by a responsible adult while in the pool area. This rule is a universal rule throughout Ventura County. It must be enforced as this pool is considered a "public" pool in this respect. The County will close the pool to all users for infractions.

If you open the gate for someone, they become your responsibility. This rule limits the Association's liability and puts it on the owner of the key who allows them in. Don't be intimidated by someone at the gate shouting about their "key not working," or "can't find our key." There is a good reason if the key doesn't work or if they don't have one; maybe they don't belong to our Association. Let the property manager figure it out.

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. These three rules work together. Having the key card close by makes it easy to use the bathrooms which also use the key-card system. Showing the key to another homeowner does not violate your rights, but offers great piece of mind to others. If a homeowners does not have the key present, then their authorized access is questionable.

Be courteous to other homeowners. Keep loud noises to a minimum. Many homeowners use the pool to relax and get away from tensions of the day. Loud noises and radios should be kept to a minimum level.

No alcoholic beverages or drugs on the premises. Both are prohibited in the pool area because both can create unsafe conditions for pool users. Statistics show that too many accidents occur in and around the pool—and the Association insurance company knows that too!

No glass or breakable containers in the pool area. This rule is easy to understand. Everyone who enjoys the pool is most likely in bare feet. Broken glass makes a very nasty cut and ruins the day, as well may cause temporary closure of the pool area.

No pets in the pool area. This rule is set by the Ventura County Environmental Health Department. Feces, whether from animal or human, will close down the pool immediately for at least two days. Of course legally recognized Service Dogs are allowed in the pool area, but not on the furniture and certainly not in the pool.



No riding of skates, skateboards, or bicycles in pool area. The pavers in the pool area can't sustain such heavy traffic. However, you may park your toys near the gate inside the compound for safety, but don't play with them in the pool area.

No smoking in the pool area. Smoking, and vaping for that matter, is not allowed in the pool area because of the irritation it may cause others. The Association will not debate the attributes of tobacco or vapor; just don't do it in the pool area.

Life saving equipment is for EMERGENCY USE ONLY. The personal floatation device (PFD) (the safety ring) is not provided for recreation; Ventura County requires the HOA to maintain basic self-help equipment as a condition for permitting the pool. It would be a tragedy if it were not available for use to prevent a drowning.

Knock Knock. Who's There? Or Maybe, No Knocking At All

This variation of the crime known as “Knock-Knock Burglaries,” has become far too common in Southern California and has plagued the City of Simi Valley for several years.

This series of burglaries has involved nighttime break-ins where the suspects located residences that appear to be unoccupied at the time. With this current series, the suspects will not knock at the front door prior to the break-in as seen in the past. Instead, they will target houses that are dark with no vehicles parked to the front or in the driveway. Getting into the rear yard through a side gate, they enter into the home through a rear window or slider.

SVPD detectives have been investigating residential burglaries targeting middle-class homes since July 2016.

Over the course of investigations, detectives determined an estimated \$130,000 in jewelry, cash, credit cards and firearms was taken from homes in Simi Valley, Thousand Oaks and the San Fernando Valley. A sergeant said some of the items have been recovered.

With knock-knock burglaries plaguing the city for at least the past year, it is important for residents to lock their cars and homes when they leave and to report suspicious activity.

“A lot of calls we get don’t turn into anything. But on the fewer infrequent times when it is criminal, it gives us a jump on stopping a crime from happening,” SVPD Sergeant Travis Coffey said.

Authorities are warning residents and asking neighbors to be on the lookout for suspicious activity. At the same time, neighbors themselves are using apps like *Nextdoor* and a Facebook page called *SFV Door Knockers* to share social media video and images of suspicious people.

Police suggest five tips for homeowners:

- Neighborhood communication - social media posts of pictures and video of anything that looks suspicious
- Install video cameras to monitor all four sides of your home
- Doorbell video cameras connected to Wi-Fi
- Use window coverings so potential thieves can't peer inside
- Get a dog - they may hear someone before you do and the sound of a dog could deter potential thieves

Police officers are adamant that no one should attempt to approach a burglary in progress. Often times the criminals could be armed and possibly members of South LA gangs, but also gangs from Riverside and as far away as Oakland. Call 911 to report a burglary in progress. Protect yourself.

The Simi Valley Police Department would like to take this opportunity to remind its citizens to remain vigilant and suggest you leave some lighting and to park vehicles in the driveway at night if possible to give the appearance someone is home.

To learn how to lessen the likeliness of being a victim of these crimes or other crime prevention tips, citizens may contact Simi Valley Police Department's Crime Prevention Specialist Jean Marie Maroshek, (805) 583-6276.

The Simi Valley Police Department is dedicated to its citizens and is working hard to tackle this current epidemic, and encourages citizens to continue to report any suspicious vehicles and or suspicious individuals in their neighborhoods. Their non-emergency number is (805) 583-6950

Contributions to this story come from SV & TO Acorn, Ventura County Star, and Onsecene.TV

Pool Parties Need Insurance

The warm evenings of summertime beacon for a party at the Association pool. But before you start inviting your friends, coordinate with our property manager, who will specify the requirements for you to follow. Generally, only a small number of participants is allowed. No BBQs are allowed in the pool area and tables must be shared with other homeowners.

In addition, be sure your insurance company provides for proper liability coverage, and you, or your insurance agent forwards a Certificate of Coverage naming the Autumn Wood HOA as an “additional insured” for the duration of the festivities. It's important that this certificate is in-place BEFORE the party starts.

Remember too, that you can't restrict our other homeowner's from using the pool at the same time. And, of course, no alcohol, no glass containers, no crazy behavior; the established pool rules still govern.

Still want to have a party? Call the property manager. Oh, and be sure to clean up after the party.

Hot Water Heater Replaced in Pool Cabaña

The hot water heater hidden deep inside the pool cabana, finally retired after faithfully serving pool-goers for 32 years.

That hot water heater had been the brunt of the Reserve Study for over five years. Each year, the Study recommended replacement.



But one member of the Board resisted. “If it ain't broke, don't fix it,” chirped Vice President Frank Boardman.

However, other members of the Board overwhelmingly recommended replacement.

This effort resets the lifespan clock which will be reflected in next year's Reserve Study

Carol Tolchin, Account Manager

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E-mail: carol@ctpropmgmt.com

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

Scheduled Directors' Meetings

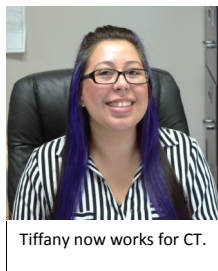
When:	Jul 20	Aug 17	Sep 21
Where:	Poolside	Conference Room	Conference Room

Conference Room: 5775 Los Angeles Av #212

Management Staffing Change

CT Prop Management, the management company for the Autumn Wood Association, experienced an internal change. Property Manager Linda Tobias has been succeeded by Tiffany Quijano (Key-han'-o).

The new manager now assisting Carol and Lucy, is an experienced administrator, having served in a variety of capacities in businesses for over nine years, in Agoura Hills, Simi Valley, and Thousand Oaks.



Tiffany now works for CT.

The Board welcomes the change as an added component to our excellent property management team.

Architectural Review Committee (ARC) Process Graphically Defined

"A picture is worth a thousand words." That early-1900's phrase is most aptly applied to the process of reviewing and approving Resident Improvement Applications (RIAs) form. The form travels many paths and passes through many hands.

The Architectural Review Committee (ARC) needed a positive methodology to demonstrate to homeowners the process of an RIA review. They turned to a 'swim lane diagram' to illustrate the process. Each point is successively followed by another until complete.

What's In A Board Meeting?

On the third Thursday evening of each month, the Board of Directors conducts a "business" meeting, consisting of two parts: the General (aka Open) Session and the Executive Session, both follow parliamentary procedures.

During the General Session, the Board hears from homeowners, manages administrative actions, reviews budget and financial expenditures, develops or reviews maintenance proposals, discusses agenda items, hears from committees, and passes resolutions.

Executive Session is reserved to consider litigation, matters relating to the formation of contracts, member discipline and financial accounting, personnel matters, or to meet with a member regarding the member's payment of assessments.

The exceptions to this rule are the months of June (and occasionally July); and December, when the Directors do not meet.

Board Elections

As in past years, this year's elections did not take place in June because a quorum could not be established. Less than thirty-five percent (35%) of the homeowners cast their ballots for the candidates; fifty-one percent (51%) are needed for a successful election. However, the HOA governing documents allow for a 50% reduction in that number of ballots required for a quorum in the following month, thus eliminating the significant cost of another round of the entire election process within the same year.

The election results will be posted on the bulletin board in the pool area and reported in the next quarter's edition of the newsletter.

Board Incorporates Simi Valley Municipal Codes

The broad guidelines of the Governing Documents are simply not sufficient in detail to provide instruction to Homeowners or the Board for every new circumstance that surfaces. That is why Civil Code Section 4355 allows the Association to develop rules when necessary. But why create new rules for the Association when such rules already exist at the City-level?

That's the feeling of the current Board members. Simi Valley Municipal Codes 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 help retain harmony with the surrounding architecture of the other properties within the Association. Yet, like the other Resolution, Rules and Requirements, after they have served their purpose, they may be withdrawn without the cumbersome administration of paperwork that would be needed for a CC&R amendment.

At the close of the year, a summary page of these and other current rules are distributed to homeowners, as required by Civil Code. They are permanently posted on the HOA website, <http://autumnwood.org/Resolutions/resolutions.htm>. New Members to the community normally receive a copy of the rules, the Association delinquency policy, and the fine policy through escrow.

