



AUTUMN WOOD At Hunter's Field Homeowners Association

Fourth Quarter, 2014

October, November, December

Got Bugs? Look At Your Trees, Bushes and Shrubs

The Association recently discovered many of the trees in our Community, if not all of Simi Valley, are infested by a White Birch beetle. Granted, the pest only attacks the European White Birch trees or the Ash trees in our area, the Association can only take remedial action upon the 61 affected trees that we "own" in the Common Area. Those trees situated on homeowner properties, although possibly infected, cannot be addressed or treated by our vendors; it is the homeowners' responsibility.

The Association is treating the trees in the Common Area immediately. Unfortunately we cannot extend the services of our pest control vendor to homeowners but commercial treatment products are available for these pests. A systemic insecticide that flows in the sap, such as the Bayer Advanced Tree and Shrub Insect Control, or PlantCare Science's Optrol insecticide, will work, but the insecticides will be less helpful when there's a lot of damage to the tree. Keep in mind too, that some of the trees are too big and the pest is very active so it is recommended that you perform a foliar spray application as applied to the HOA trees.

The community is also being invaded by aphids, also known as plant lice - those infinitesimally small bugs which affect trees generally but more certainly, affect shrubs and garden ornamental plants. Aphids feed by sucking sap from plants. When the number of aphids on a plant are very high for an extended period, their feeding can cause wilting. Some aphids can cause leaf curling when the insect infests emerging leaves. Sometimes problems with aphids do not primarily involve plant injury but instead their production of sticky honeydew. Honeydew is the waste material excreted by aphids. It may cover leaves, branches, sidewalks, cars, or anything that lies beneath an infested tree or plant. This pest can also be eliminated by over-the-counter chemicals available from our local big-box stores. For those homeowners who prefer a safer, more organic means of control, consider live ladybugs.

To help the Association battle these blights, please take action on your trees and any shrubs that may be harbors for these pests.



Ladybugs eat aphids, white-flies, thrips, spidermites, scale, and many other small soft-bodied plant pests. The adult ladybug can eat approximately 80 aphids per day.

Ladybugs can also assist with pollination in areas where the bee populations have decreased.

* Ladybugs are beneficial insects that kill aphids and spider mites

* Inexpensive compared to chemical pesticides

* Organic pest control that won't harm people, plants, or pets

* Protects roses, flowers, shrubs, gardens, trees and many more



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

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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

It's Just More Work!

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.

Nuisance Rule Proposed

Residents or tenants in Homeowners Associations do not have the right to behave or act out as they please without consequence.

Because a nuisance is largely subjective, the Association is not obligated to become involved in disputes where the noise causes mere inconvenience.

However, once alerted, if, in the sole opinion of the Board, a nuisance exists based on the application of the Rule, it may send “cease and desist” letters or, following a noticed hearing, impose fines, suspend privileges, and/or take legal action.

At the September 2014 Board of Director’s meeting, the Members discussed the implementation of a proposed Rule that addresses Nuisances.

The purpose of our CC&Rs, and all Rules of the HOA, is to enhance and protect the value and attractiveness of the Autumn Wood neighborhood, and to preserve the peace and welfare of all residents.

The provisions found in our CC&Rs give the Board the authority to identify a nuisance and the right to penalize homeowners and, if necessary, go into court for an order against the offending party.

Article, VII, Section 7.6 (a) of our CC&Rs states that, “no illegal, noxious or offensive activities shall be carried on or conducted upon any Lot, Residence, Common Area, or Common Facility, nor shall anything be done within the Development which is or could become an unreasonable

annoyance or nuisance to other residents. . . the Board shall have the right to determine if any noise, odor or activity producing such noise or activity constitutes a nuisance.”

The objective of this proposed Rule, then, is to help deter bad behavior and better promote the peace, and welfare of all residents by setting identifiable thresholds at which the Board may take disciplinary action .

Quiet enjoyment is not necessarily noise-free. Homeowners do not have an unfettered right to live in a noise-free environment. An occasional barking dog, crying baby or neighboring party is inevitable and reasonable. Intensity and duration are factors that will be considered in determining whether some act constitutes a nuisance.

The proposed Rule, drafted by the Policy Committee and accepted by the Board was submitted to the Association’s legal counsel for clarity, content, and enforceability.

Once returned from legal review, the Board will submit the proposed Rule to the Association in accordance with California Civil Code 4360 as a general notice 30 days before voting to implement the Schedule.

Homeowner comments are welcomed and encouraged.

Give Us Your E-Mail Address

To avail yourself of the latest happenings in our community, provide your email information by sending an email (or text) to Board@autumnwood.org.

The messages are sent to all homeowners as ‘undisclosed-recipients’ to avoid exposure to spam.

Reserve Planning

Every year at this time the Treasurer and the Board review the Association’s capital assets using an industry-standard tool known as a *Reserve Study*. The Reserve Study identifies each asset owned by the Association, showing the cost, the expected remaining useful life of the item, the estimated cost for replacement, and how big a portion of the monthly Assessment the Association should be putting into a reserve fund for that item. Some items require immediate replacement during the year because they fail their function; others continue their useful life; and still a few are added as we gain new assets. The Reserve Study is another valuable tool the Board applies to maximize the Association’s funds.



No Increase In Assessments

Budget planning concludes by the end of October when the Budget Committee proposes the *pro forma* budget required by State law to the Board, which in turn, approves its release and implementation for the 2015 Fiscal Year. Homeowners will receive a copy as a part of the Annual Disclosure Statement.

The Committee met for two days, researching financial requirements, checking historical budgets, and discussing ways to trim costs for some budget line items while covering the expected increases in others.

Despite increases in water consumption, gas costs, and an expected increase in electricity rates, the Budget Committee hammered out a 2015 budget that meets the expected costs for operating the Association. - all within the familiar \$75 assessment.

Neighborhood Painting Project

The expense of painting the home can be challenging to incur especially when the economy is uncertain.

As a result, and purely from a desire to help the community, the Board gathered bids from reputable painting contractors to generate a volume-based, discounted opportunity to help homeowners paint their homes.

Homeowners who volunteer to participate in this initiative will be contracting directly with a specific painting company. The Association cannot sanction, force participation, or accept any responsibility for the results of this community-driven initiative.

To fully execute the project, at least 30 homeowners must be willing to commit in order to reap the reward of getting their home painted at a reduced rate.

If you are interested, please contact ABM Property Management, or the Board@autumnwood.org to request more details, along with vendor details, color palate choices, and specific timing.

Lost Pool Keys

A lost pool key card can cost you money - \$50, in fact!

Treat your key card with the same care as your mailbox key, but don't combine them.

Keep your pool key card handy when at the pool; you'll need to use your key card when using the restroom.

The *Return To* sticker, honored by the US Postal Service, will also help in retrieving your lost key.



Complaint About A Dog's Excessive Barking?

The City contracts with the County of Ventura Animal Services Department for animal control issues, including enforcement of the City's ordinance to declare any dog a public nuisance that barks so loudly, so frequently, and continuously over so long a period of time as to deprive individuals in the neighborhood of the comfortable enjoyment of their homes.

For more information on how to file a complaint regarding an excessively barking dog, please visit the Animal Services website <<http://www.vhca.org/animal-services/nuisance-complaints>> or call 1-888-223-7387. You may also contact the Code Enforcement staff at 805-583-6753 for additional information.

Household Hazardous Waste (HHW) Drop-Off

The City of Simi Valley provides a household hazardous waste drop-off service for all City residents. The service is by appointment, for residential customers only – businesses may not use this program. The service is free and safe. Six events are offered each year, on the third Saturday of every other month:

November 15, 2014

January 17, 2015

March 21, 2015

May 16, 2015

July 18, 2015

For Household Hazardous Waste Drop-off service, by appointment, please call (805) 583-6321.

When is the best time to call for an appointment?

The appointment telephone line opens on Monday morning following the last HHW collection, and all available appointments are usually made by the following Thursday. If you need to find disposal options in the meantime, please consult the City's list of local businesses that accept hazardous materials.

How much household hazardous waste can I bring to dispose?

You can bring up to 15 gallons of liquid or 125 pounds of solid hazardous waste.

How Long Does It Take To Pay Your Bills?

Recently, your Board of Directors noticed late fees being levied on homeowners who use their bank's *billpay* function to meet the HOA Assessment deadline, but who fail to notice that their bank is taking several days to process that request. Don't let that happen to you!

Determine if your bank pays Union Bank of California electronically through an established account between the two banks, or is just sending a check from your account to Union Bank. If it's a check, make sure you take into consideration the number of days your bank needs to actually send the funds to Union Bank by the 15th of the month.

Also, be sure you verify your HOA account number. See the newsletter article on page 4 for details.

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:	Oct 21	Nov 18	Dec
Where:	To Be Announced	To Be Announced	No Meeting

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: 0366-000AHF-AW___**. (For example, 0366-000AHF-AW058, for lot number 058) By the way, those are zeros, not 'o's.

What about E-banking?

If you are using *billpay* or your bank is sending a check and NOT using a coupon, be very sure your 'account number' includes your Lot number as in the example noted above!

Contact Lockbox Services at Union Bank at (888) 350-0078 for questions, or the bank website: unionbank.com/hoa bankers/haonlinepayments.

The Board of Directors for 2014-2015

In July at the reconvened Annual Association Meeting, just under thirty percent of the HOA Membership voted to fill the four Board member positions for the 2014-2015 Administrative Year. The nominated candidates for those seats were Joe Gibbons, Chris Hernandez, Monsef Sidrak, and Sean Wolpin. The membership seats held by Frank Boardman, Irene Allen, and Lee Mainwal were not up for re-election.

Following the prescribed election procedure, the Inspectors of Elections published this report:

Number of units: 146

Quorum needed: 37

Ballots cast: 43

Joe Gibbons	Elected
Chris Hernandez	Elected
Monsef Sidrak	Elected
Sean Wolpin	Elected

After the Annual Meeting, the Directors agreed not to reorganize the administering officers until such time a homeowner steps forward to take on a Board membership position. Thus, Frank Boardman remains President, Sean Wolpin continues the challenge as Treasurer; and Monsef Sidrak fills the Secretary position. Joe Gibbons, Lee Mainwal and Chris Hernandez remain seated as Members At Large. One Officer position remains unfilled.

Fair Winds and Following Seas

After 30 years' service to this Community, Irene Allen has stepped down from the Association's Board of Directors. Irene has alternately held the top two officer positions during her tenure.

Irene was a past president of Simi Valley-Moorpark Association of Realtors, a service organization of professionals in real estate.

Neighbors remember receiving Irene's informative newsletters highlighting details about the housing market in Simi Valley and surrounding areas for decades.

She is moving to an exclusive community in Northridge, where she is expected to be "too busy enjoying what life offers."

The Board offers its very best wishes.



Welcome Chris Hernandez, New Board Member

Chris took the *Call To Duty* seriously by successfully campaigning throughout the neighborhood earlier this year. He is a Regional Sales Manager for a national credit card company, living in the neighborhood since 1985. He has accepted the Chair of the Landscape committee. He will be a welcome asset to the Board of Directors.