

AUTUMN WOOD At Hunter's Field Homeowners Association

Fourth Quarter, 2015

October, November, December

Management Company Changes Only Name

Euclid Management Company has partnered with *FirstService Residential Company* to become a premier property management organization. Autumn Wood homeowners should have received a letter in August explaining the intended changes but emphasizing that property management changes are not expected and most certainly will not affect Autumn Wood Association members.



The former president of Euclid Management and now *FirstService Residential* partner, Glennon Gray, explained it this way:

“Effective on September 1, we changed our name to reflect one brand - *FirstService Residential*.

“There are no anticipated inconveniences to you. Email will automatically transfer to our new email designations. You will maintain continued website accessibility through www.fsresidential.com. All automatic assessment payments, e-assessments, mass communication emails, etc. will remain the same. All of our addresses, phone and fax numbers remain the same. From a resident and user perspective, there should be no disruption of service or inconvenience. These changes and availability will begin September 1st.

“I would like to reinforce all that is not changing, which include: the structure of the company, the current associates who serve you now, the culture of our company, and our commitment and dedication to providing you with the best in practices and ser-

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Removing Stucco Stains Becomes A Priority

It's been another dry year, but the few days of rain we 'enjoyed' have wreaked havoc on many residential walls in the community. Many months of collected dirt and debris that settled on the tile roofs, coupled with rain gutters full of leafy-matter and dirt, mix with the rain water flowing off the tile roof to create unsightly stains down the side walls of houses.

An article featured on HowStuffWorks.com in May 2012, by Terri Briseno, "*How to Clean Stains Off Stucco*," best explains the cleaning process:

"Stuck on stucco" would be an easy play on words for talking about stucco stains, but it isn't really accurate. Stains on stucco are most often, really, stains in the stucco. Stucco improves the look of some cheaper stonework while it also acts as an insulator: It's attractive and eco-friendly. Two of the down sides of stucco are its porosity, which makes it easier for stains to set in, and its sometimes crumbly fragility. It can wear down and chunk off so stains and discoloration appear darker and deeper at various points of the surface.

"Stucco is a mixture of concrete, fine sand and lime -- a powdered stone material -- that is applied wet over stone, brick or concrete walls, or layered on wooden or metal frames and meshwork. Some modern applications of stucco are strengthened with acrylics or synthetic binding agents over foam insulation, but more traditional stucco is simply three dry ingredients and water mixed, applied to surfaces and left to harden and dry.

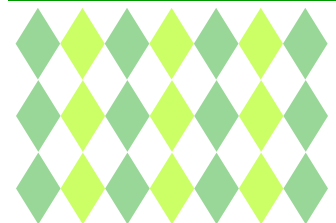
"Mold, dirt and chemical reactions from hard water or other acid or mineral

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2015-2016 Board of Directors

Position	Director
President	Sean Wolpin
Vice-President	Frank Boardman
Treasurer	Rashmi Shah
Secretary	Monsef Sidrak
Member At Large	Joe Gibbons
Member At Large	Lee Mainwal
Member At Large	Chris Hernandez

Management Company Only Changes Name - Continued

vices that this industry has to offer. Everything that makes us what we are as an industry leader today has, and will, remain the same. We are proud of how we consistently serve you as a client and understand that the continued success of our company, and thus the people who work here, is in direct response to meeting your needs each every day.

"All of the Associates with whom you are currently communicating, including your Community Manager, Customer Service, and Accounting, will remain the same, as they have over the last year.

"Although the name of our company is changing, please know that the people inside our company are not. We remain dedicated to the service ideals and philosophies that our company was founded upon."

The Autumn Wood Board of Directors has received the news with some uncertainty. Questions about future staffing, imminent bank changes, or quality of services have surfaced at Board meetings since the announcement.

New Pool Furniture Arrives

Thanks to Pool Committee person, Maria Chavez, and Committee Chair, Lee Mainwal, the Association pool has new furniture.

The furniture arrived mid-August in 19 large boxes, despite a month of painstakingly detailed research, a week of negotiations with the vendor, three weeks of custom assembly, on top of timing and payment delays. Twenty chaise lounges, four round patio tables - one for larger parties, 20 table chairs, and five small tables, were purchased from the previous vendor to maintain our 'resort' appearance.

A few homeowners and members of your Board of Directors volunteered their time to assemble and position the items around the pool. You surely will notice the difference.

As explained in last quarter's HOA Newsletter, the old pool furniture purchased in 2008 was almost past its "useful" days - as validated by the 2014 HOA Reserve Study. A number of furniture items were noticeably in need of repair. Several chaise lounges required re-strapping, four table chairs were cracked at critical joints, two of the three glass-topped patio tables sustained scratches as a result of vandalism, and one older table-top suffered severe disfigurement.

The new furniture is expected to be serviceable for eight to ten years. The old furniture was donated to Habitat for Humanity.



El Niño Coming This Winter

The National Oceanographic and Atmospheric Service released data showing surface temperatures in the Pacific Ocean off South America to be nearly 4 degrees Fahrenheit above normal.

But an El Niño affects the weather over Southern California in a complex way, so a wet winter isn't a certainty.



Instead of coming ashore in the Pacific Northwest as usual, the southern jet stream hits California, carrying moisture and storms with accompanying floods, landslides, and coastal erosion. The effects are variable across the state but are more predictable in Southern California.

However, forecasters emphasize that an impending El Niño doesn't mean a rainy winter is 100% certain. There have been other El Niño events when California was drier than normal.

No Increase In Assessments

Upcoming fiscal year planning concludes by the end of October when the Budget Committee proposes the *pro forma* budget required by State law to the Board of Directors, which in turn, adopts, approves its release for the 2016 Fiscal Year. Homeowners will receive a copy as a part of the Annual Disclosure Statement.

The Committee researches anticipated financial requirements, checks historical budgets, and discusses ways to trim costs for some budget line items while covering the expected increases in others.

In spite of anticipated restrictions in water allocation and a potential increase in electricity rates, the Budget Committee will hammer out a Fiscal Year 2016 budget that meets the expected costs for operating the Homeowners Association - all within the familiar \$75 assessment.

Focus On Residential Upkeep

The Association continues to use 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 cited by the walk-thru team. Note however, blatant violations of any kind cannot go unaddressed regardless of the timeframe.

This community review - the walk-thru - is intended to preserve the visual aspect of the Association, the “curb appeal” as any real estate sales professionals will tell you. This is anyone’s first impression of the neighborhood that adds immediate value to the homes within.

Fall	
* Rain run-off stains on stucco of houses.	September
* Storage of disabled or out-of-date registered vehicles in drive ways.	October

Winter	
* Oil and discoloration on driveways.	November
* Unused basketball hoops not stored properly	December
* Christmas decorations not removed.	February

Always	
* Trash cans not removed to proper storage after pick up.	
* Lawn maintenance; trimming, mowing, weeding.	
* Architectural changes not sanctioned by ARC.	

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

Revised Color Palate for Painting

The Board of Directors has revised the color schemes recommended for painting residences. The guide is available now and can be requested from the Architectural Review Committee (ARC). The schemes are based on swatches available at 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).

Removing Stucco Stains - Continued

exposure might require some maintenance and TLC, but for the most part, cleaning stains off of stucco is a gentle and straightforward bit of upkeep.

Removing Hard Water Stains from Stucco

“One sneaky but common type of stucco stain comes from something clear that’s also used to treat stains: water. Stains come up through the soil and penetrate the lower stucco walls, and sections of walls hosed off with piped water can develop staining -- ironically, from repeated cleanings.

“One of the most effective ways to clean hard water stains is also ironic: gentle water pressure can remove hard water stains. Pressure-washing with too much pressure, on the other hand, can damage stucco surfaces by removing too much of the outer layer and creating more rough and porous areas where stains can set in and build up.

Methods and Materials for Cleaning Stucco

“Other sources of stucco stains, ranging from mold, soot and paint to vining plants, grasses and shrubs, can be removed with one or a combination of several methods:

- chemically -- with specialized cleaning agents for stone, lime, cement and stucco or with diluted bleach (if tolerated in a sample test of the area to be cleaned)
- with water pressure -- using even spraying with a home garden hose and attachment or with a higher-pressure spray system
- mechanically -- with brushes and sandpaper or other abrasives and muscle power, detergents and sponges.

“Whether using a wet or dry method, stucco cleaning should most often be a gentle process. Saturating or pre-wetting stained areas with water will help to draw stains to the surface, and once the pores are full and discoloration is closer to the top, removing problem areas usually won’t involve getting rough with the stucco and damaging the surface.

“Other than being careful not to rough up or compromise the outer stucco layers and designs, another concern is protecting the ground around the wall or spot being cleaned so chemicals and particles of lime, concrete or acrylics don’t flow into the soil and drainage areas.

“If approaching clean-up of historic stucco with the added wear-and-tear of age, it also may be best to consult a professional building restoration consultant or preservationist before getting started.

“Whatever the stucco stain, you don’t have to be stuck living with it.”

Homeowners will incur a late fee of \$10 if the HOA Assessment is not posted by Union Bank before the 15th of the month. The Board of Directors will no longer waive this fee.



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<http://autumnwood.org>

Scheduled Directors' Meetings

When:	Oct 20	Nov 17	Dec
Where:	Room C-1, Rancho Simi Park	Room C-1, Rancho Simi Park	No Meeting

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

The Board of Directors for 2015-2016

In July at the reconvened Annual Association Meeting, thirty-seven percent (37%) of the Membership voted to fill the three Board member positions for the 2015-2016 Administrative Year. The elected candidates for those seats were Rashmi Shah, Lee Mainwal, and Frank Boardman. The membership seats held by Joe Gibbons, Chris Hernandez, Monsef Sidrak, and Sean Wolpin were not up for re-election.

Following the prescribed election procedure, the Inspectors of Elections published this report: *Number of units: 146 | Ballots needed: 37 | Ballots cast: 54.*

After the Annual Meeting, the Directors reorganized the administrating officers. Some new changes to the Board are evident: Sean Wolpin was elected President, Frank Boardman became Vice-President, Rashmi Shah took on the challenge of Treasurer, and, Monsef Sidrak continued in the Secretary position. Joe Gibbons, Lee Mainwal and Chris Hernandez remain seated as Members At Large.

Your Board leadership remains strong and is committed to serving the Association. Each director has promised to fulfill their two-year commitment, agreed to promote harmony and contribute to the welfare of the Association, and to faithfully serve to the best of their ability.

Who's That Knocking On My Door?

Now that you are motivated to tend to some maintenance issues around the house under the threat of El Nino, there are some 'rules' of which you should be aware. Article X, *Standard Zero Lot Line Lots*, paragraph 10.3, in the Association's Conditions, Covenants, and Restrictions (CC&Rs) provides the authorization to address that part of your residence (the "*Dominant Tenement*") that faces the neighbor (the "*Servient Tenement*") when performing work.

First, paragraph 10.3(b) mandates that you have to maintain the outside of your residence walls:

- (b) Maintenance of Zero Lot Line Walls. The Owner of the Dominant Tenement shall paint, maintain and repair the Zero Lot Line Wall (including that portion which faces the Servient Tenement) in a neat, clean, safe and attractive condition at all times, and shall bear all costs thereof...

Secondly, paragraph 10.3(c) legally allows you (when you follow the terms) to work on *that* side of your house.

- (c) Easement for Maintenance and Repair of Zero Lot Line Walls. The Owner of the Dominant Tenement shall have an easement for ingress, egress and access on, over and across those portions of the Servient Tenement as are reasonably required by the Owner of the Dominant Tenement to maintain, paint, repair and/or restore his Zero Lot Line Wall. The Owner of the Dominant Tenement shall perform such work during reasonable daylight hours. Except in the case of a bona fide emergency, the Owner of the Dominant Tenement shall give the Owner of the Servient Tenement at least seventy-two (72) hours prior notice of such work. ... Under all circumstances, the Owner of the Dominant Tenement shall use his or her best efforts to minimize the duration of the work and the inconvenience to the Owner of the Servient Tenement. The Owner of the Dominant Tenement shall not be liable for any damage to any Improvement or other hardscape located within three feet (3') of the Zero Lot Line, which damage is reasonably and necessarily occasioned by such work.

The last sentence in paragraph 10.3(c) above, can be very tricky in cases where the neighbor has positioned objects against, *or almost against*, your residence wall. That's why every homeowner should be aware of the placement of trees, bushes, shrubs, small decorative walls, garden sheds, outdoor ornaments, and the like, within your lot. In fact, that too is addressed in the CC&Rs, in the latter part of paragraph 10.3(b):

... Further, the Owner of the Servient Tenement shall not under any circumstances erect, build, plant or otherwise install any Improvement of any kind within three feet (3') of the Zero Lot Line which would unreasonably impede or interfere with the necessary maintenance and repairs to the Zero Lot Line Wall by the Owner of the Dominant Tenement, impair the structural integrity of such Wall, or unreasonably interfere with any utility easement referenced in these CC&Rs.

The phrase to note here is, *unreasonably impede or interfere with*. If the object cannot be easily removed, covered without damage, moved, or cannot be worked-around, then it probably shouldn't be there.