



Fourth Quarter, 2016 October, November, December

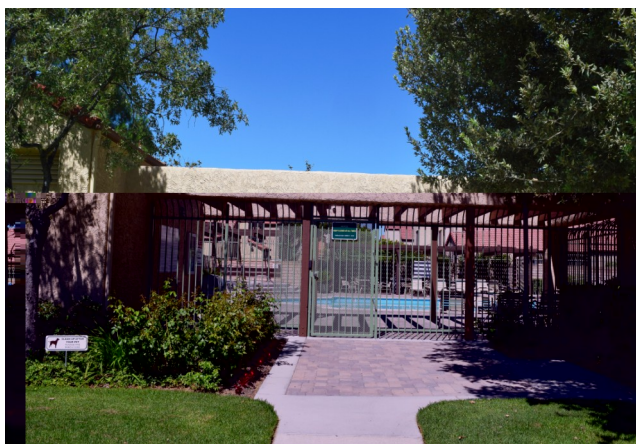
Pool Area Makeover Complete

After several delays, the pool area make-over was completed and the pool area opened just before the 4th of July weekend. “It really does look like a resort, to some degree,” said neighbor Diana Lenko. “And I wish I had more time for resort living.” “The colors are soothing,” was another often heard comment.

Workers from McKay’s Painting completed the project in under five days. Working from 6:30 am until 3:30 pm, a crew of two to three men scraped, sanded, calked and repaired the wood and stucco surfaces to ready them for paint.

The refurbishment project originated as a result of the Autumn Wood HOA 2015 Reserve Study prepared by RSI, an independent analysis consultant. Based on objective criteria establishing a *useful* and *remaining* lifespan for various components, the study indicated the exterior surfaces of the pool cabana and its wood trim, and the massive wooden beams of the East Arbor were indeed past their recommended lifespan and in need of care. So too, was the 200 linear feet of wrought iron fencing surrounding the pool area.

The project cost a little over \$10,000 which included preparation, repair, paint, and additional labor to restore the massive wooden beams’ internal integrity, and to replace an entire utility door with frame, which suffered wood rot and weathering. The stucco color matched the original Old Quaker paint scheme of 1984, while the wrought iron fencing received a new color, selected for its environmental blending feature.



The result is a fresh-looking pool house and surrounding fence line. From the inside, the new color of the wrought iron seems to make the ironwork disappear into the foliage outside.

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

One more item requires replacement: the Cabana hot water heater that supplies hot water to the

shower and sinks. According to the study, the tank is five years past its useful lifespan. The projected replacement date is early December.



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2016-2017 Board of Directors	
Position	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

Packages Left At The Door

The Holidays are soon upon us, and if you do some shopping online this season expect most of your packages to be delivered to your front door. That's where (and why) precautions are now needed.

Delivery companies say at this time of year the number of stolen packages greatly increases, but there are some precautions you can take to make sure the items you had delivered make it *inside* the door.



Authorities say thieves sometimes follow delivery trucks around, and when a package gets dropped off – they swoop in a few minutes later and swipe it.

Delivery companies such as UPS, FedEx, and the U.S. Postal Service, all agree that consumers have options to prevent the theft of packages.

First, make sure to require a signature on all package deliveries. You can also write specific instructions for the delivery company on where to leave your package, and don't forget, you can always have your packages delivered to you at work.

Some delivery companies offer a free service that will send you an email alert when your package is going to be delivered. FedEx also allows you to redirect a package to another address if you know you won't be home at the time of delivery; maybe an at-home neighbor.

If you ever have a package stolen, be sure to file a report with the police and call the shipper immediately. The police will use the information to track thieves who may be targeting an area.

Similar to package theft, any mail theft should be reported to the U.S. Postal Inspection Service and to the police. Incidents should be filed online at postalinspectors.uspis.gov.

The U.S. Postal Service, which expects to deliver millions of pieces of mail nationwide over the holidays, recommends asking a friend or neighbor to pick up your mail if you know a package is coming that day; shipping packages to your place of employment, if possible; using services that require a signature on delivery; or even renting a P.O. box.

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 issues relating to the Association.

http://autumnwood.org/Information/News_Archive/news_archive.htm

Other Structures on the Lot

CC&Rs Section 7.12: 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 (the house) 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.

SCE Replaces Equipment

Southern California Edison (SCE) completed upgrades to the power delivery equipment serving our Community.



Just before and between two planned power outages in August, crews from Tidwell Excavations, SCE's contracted company, redesigned and replaced an aging power switching station alongside Sterns Ave. The new equipment will minimize future brown-outs and will ensure adequate power distribution.

Pest Control

Over the summer months and now through the Fall, the Autumn Wood community has seen a fair share of insects and rodents; spiders, ants, birch beetles, and pests of the rodent variety: tree rats and field mice. Even sightings of coyotes have been reported.

To address pestilence in the Common Areas, the Board contracted with a local pest control agent, Wildlife Management Professionals (WMP). The response was almost immediate. Licensed crew members arrived on site and sprayed around the foliage both inside and outside the pool area perimeter. Their assessment of the rodent problem resulted in the placement of two bait traps, with return service expected every month.



Why does one association need to be serviced twice a month, when another association about the same size needs service once a month? "If [pest control] was an exact science both associations would be serviced once, but there are so many variables to be considered - landscape content, building structures, the types of pests - when developing a pest control plan," explains Troy Spillman, WMP's biologist.

The word *control* means exactly what your pest program is designed to do: *control* the pest, not eliminate the pest—which is what

most homeowners want. Animals and insects can be a destructive force, damaging property, investments, and landscape. More importantly, they may cause health problems associated with diseases carried by these pests. Hantavirus, Lyme's disease, and Bubonic Plague, all found in California, can cause death or severe paralysis. The costs attributed to the damage caused by these pests will far outweigh the price of a pest control program.

Pest control services from Wildlife Management Professionals are also offered to Autumn Wood homeowners at discount.



Landlords Have A Responsibility To The Association

Any homeowner leasing or renting their home, must provide the Association with the name(s) of their tenant(s) as well as their new off-site mailing address. This is most easily accomplished through direct contact with the management company.

It should be obvious that the landlord must provide the tenants with a copy of the Autumn Wood Homeowners CC&R's. See Article III for specific requirements.



Holiday Wishes

Whether you enjoy Rosh Hashana, Diwali/Deepavali, Halloween, Thanksgiving, The Prophet's Birthday, Hanukah, Christmas, Kwanzaa or New Year's, or all of them, the Autumn Wood HOA Board of Directors wishes you and yours a happy and joyous Holiday Season.

Take care of your loved ones, give gifts that are safe, and spend time where it serves the most good.

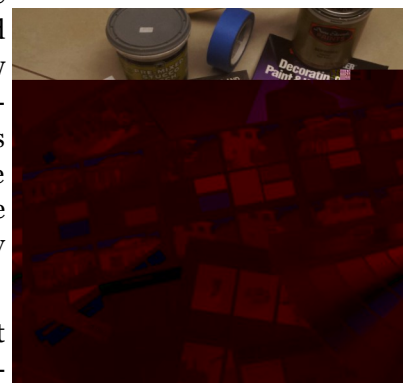
Color Swatches for Residential Painting

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



Carol Tolchin, Account Manager

Phone: 805-520-0301

E-mail: carol@ctpropmgmt.com

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

Scheduled Directors' Meetings

When:	Oct 20	Nov 17	Dec
Where:	Conference Room	Conference Room	No Meeting

Conference Room: 5775 Los Angeles Av #212

The Board of Directors for 2016-2017

In July at the reconvened Annual Association Meeting, thirty-three percent of the HOA Membership voted to fill the four Board member positions for the 2016-2017 Administrative Year. The nominated candidates for those seats were Ben Adelstein, Chris Hernandez, Monsef Sidrak, and Sean Wolpin. The seats held by Frank Boardman, Rashmi Shah, and Lee Mainwal were not up for re-election.

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

Number of units: 146

Quorum needed: 37

Ballots received: 48

Ben Adelstein	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, Sean Wolpin remains President, with Frank Boardman as Vice President, Rashmi Shah continues the challenge as Treasurer, and Monsef Sidrak maintains the Secretary position. Ben Adelstein and Chris Hernandez remain seated as Members At Large. The remaining seat was filled with an appointee, Miguel Chavez.

Fair Winds and Following Seas

Director Joe Gibbons recently retired from the Autumn Wood Board of Directors after 13 years of volunteer service. Joe was instrumental in a number of projects over those years, most notably our Restated (revised) Association Bylaws and CC&Rs. It is through Joe's leadership and tireless efforts pushing past legal and jurisdictional entanglements over the course of three years, that the Policy Committee produced modern, easier to read, fully State-compliant governing documents.

As the Policy Committee's Chair, he also established a streamlined homeowner application process, complete with specific timeline guidance to make it easy for homeowners to start and finish their residence improvement projects with minimal bureaucratic involvement. We will miss him as he enjoys his time with family and friends. The Board offers its very best wishes.



Welcome Ben Adelstein and Miguel Chavez, New Board Members

No sooner had Ben and his wife unpacked the moving boxes, the Board of Directors approached him about committee membership. Ben eagerly accepted the challenge and joined the Pool Committee. His mechanical background and corporate experience make Ben an ideal partner on the Board. He will be a welcome asset to the Board.

With some good news, comes some bad news: At the August Director's Meeting, Sean informed the membership that Director Lee Mainwal resigned his seat. Lee's commitments at 'his real job' will not allow him to continue to serve on Board. Lee served as a Member At Large and the Chair of the Pool Committee for over three years. Frank nominated Miguel Chavez to fill the vacated Board position. Rashmi seconded. The Pool Committee Chair position is now open; Frank will assume the duties temporarily.

Miguel Chavez is a long-time resident of Autumn Wood. Miguel's wife, Maria, served on the Board in 2009, and was instrumental in acquiring the original variety of pool furniture that homeowners have enjoyed, so it was not too much of a stretch for Miguel to consider volunteering as a Director, serving as a Member At Large. With plans to retire from corporate life by year's end, he expects to be able to devote some time to the Association.