



AUTUMN WOOD at Hunters Field

Homeowners Association

Website: <http://autumnwood.org>

HOA Newsletter – 1st Quarter 2019

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Homeowner Maintenance Isn't Optional

As a homeowner in the Autumn Wood Community, each of us agreed to maintain our homes in accordance with the association's governing documents and CC&R's when we purchased our homes. This agreement serves to protect our property values and to preserve the attractiveness of the community for our mutual enjoyment.

Recently, many of you have shared your concerns that far too many homeowners are not keeping up with the maintenance needs of their homes and/or landscaping.

As a result, the Board of Directors will be increasing our scrutiny of each property during the monthly walk-through inspections we conduct. We will be focusing our attention to the following list of items and issuing violation notices accordingly.

- **Fences in need of repair and/or painting.**
- **Stucco on homes in need of repair, cleaning and/or painting.**
- **House trim (including garage doors) in need of painting.**
- **Utility doors in need of repair and/or painting.**
- **Roof tiles that need to be secured or replaced.**
- **Driveways that need oil and/or rust stains removed or repairs to significant cracks and damage.**
- **Front yards in need of trim, cutting, or weeding.**
- **Address numeral signs in need of repair, replacement, or shrubs which need to be trimmed back so that the address can be seen from the street.**

Homeowners will have **30** days from the date of the violation notification to correct the problem. If a homeowner fails to respond within those 30 days, the Board of Directors is entitled to levy a fine to stimulate compliance. There is an escalating but capped scale of fines that may be assessed **each 30 days** that a homeowner remains out of compliance.

We ask for your cooperation should you receive a violation notice.

Subscribe to:
Board@autumnwood.org
to receive timely messages
from the Board.

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.



Recruiting Volunteers for Neighborhood Watch!!!

The board is seeking homeowner volunteers to start a **Neighborhood Watch Program**.

2018 proved to be a challenging year for our community as we experienced issues with increased loitering around the pool and suspicious behavior from none residents. The board reimplemented security patrol services from Secural Security and as a result, we have seen a reduction of issues. However, Security patrol service is expensive, and they are not able to be on site all the time.

This is where each of you comes in. Your participation can make a significant difference. The Simi Valley Police department highly recommends the use of neighborhood watch programs and claims that they are one of the leading deterrents against crime within communities. Some of the benefits of starting a Neighborhood Watch Group are...

- **Partnerships with Law Enforcement and your Neighbors**
- **Reduction in Crime**
- **A More Secure and United Community**
- **Improved Communications**

Contact CT Property Management to get involved!

Common Area Improvements Update

We hope that you've noticed that the Walkway Lanterns along throughout the green belt have been replaced! A special thanks goes out to **Steven Dhanjal; Member at Large**, who led the committee to select the new lanterns and oversee their installation.

Additionally, the Spa has been refurbished/resurfaced and is better than new! The Pool committee researched and reviewed several options before selecting Aqua-Glass™, a fiberglass resurfacing product with a 10-year guaranteed lifespan; double compared to standard plaster. We hope you'll all be as pleased as the Board is.

Dog Waste in the Common Area

More than a few homeowners have complained that the greenbelt in the Common Area continues to be a dumping ground for dog waste. Pet owners often do not pick up the waste as they walk their pets on the grassy areas, or if they do pick up, the little baggies often end up tossed in the flowerbeds.

A few years back, the Board of Directors, following the Landscape Committee's recommendation, purchased two large trash containers similar to those owned by the City, and placed them at the walkway ends. This action helped but the issue persists.

Pet owners are encouraged to carry and use disposable bags to pick up pet waste when walking a pet. The pet waste disposable bag should be sealed or tied then disposed in a trash container.

City ordinances require pet owners to pick up their pet's waste and dispose of it properly.



Don't Forget to Take Down Your Holiday Festive Lighting

The weather may still feel like it's the holiday season, but the reality is that it's already February. Outside decorations and lighting for the Holidays should not remain installed after the last weekend in January.

The Board passed a resolution on 1/17/2014 which details that "Festive lighting will not be allowed to remain installed 15 days after the celebrated event." If such lighting is found to still be on display, the walk-thru team will send the homeowner a Courtesy Notice as a reminder.

Festive Lighting is a defined part of Ancillary Lighting (CC&Rs Article VII, Section 7.9(e)) that covers more than just Christmas lights. The Board recognizes that while Festive Lighting is a form of celebration, certain time limits must be established to preserve the reverence of the occasion - and the value of the neighborhood.

2019 MASTER MEETING CALENDAR (Scheduled Meetings)

17-Jan	21-Feb	21-Mar	18-Apr
CT Prop Conference Room	CT Prop Conference Room	CT Prop Conference Room	CT Prop Conference Room
16-May	20-Jun	18-Jul	15-Aug
CT Prop Conference Room	<i>(Annual Meeting) Poolside</i>	<i>Poolside</i>	<i>Poolside</i>
19-Sep	17-Oct	21-Nov	DEC
<i>Poolside</i>	CT Prop Conference Room	CT Prop Conference Room	No Meeting

HOA pool area, 2248 Oakdale Cir Conference Room: 5775 Los Angeles Av #212

Autumn Wood 2018 Year in Review – A Letter from the HOA President

It's hard to believe that 2018 came and went so quickly. The Board of Directors wishes to share our appreciation for the confidence that you have instilled with us as work to service this community. We are fortunate to work for and be a part of this fantastic place to live.

Firstly, let us remind you of the members of the Board and the respective committees.

- **President - Sean Wolpin**
- **Vice-President - Chris Hernandez**
- **Treasurer - Rashmi Shah**
- **Secretary - Monsef Sidrak**
- **Member At Large – Miguel Chavez**
- **Member At Large - Steven Dhanjal**
- **Member At Large - Vacant**

Architecture Review Committee ARC – This committee is a requirement of the CC&R's (Covenants Conditions and Restrictions) and deals with approval notices for architectural related applications within the community. Members – Sean Wolpin, Steven Dhanjal, and Miguel Chavez.

Landscape Committee – While not a requirement of the CC&R's, this committee does fulfill an important role in our community by working closely with our Landscape Maintenance vendor to keep our common areas looking. Member – Chris Hernandez, Rashmi Shah, and Steven Dhanjal.

Neighborhood Watch Committee – (Planned for 2019) Seeking volunteers

We currently do not have any other committees.

Financial Summary

The HOA's financial position remains positive. We are pleased that we were once again able to keep the Association's dues flat at \$75.00 per unit without an increase. Our Reserves balance is healthy at approximately \$149,823.86 which equates to being 108% funded against all assets.

Just as you might have a formula for maintaining a certain amount in your personal savings account (three to six months' worth of your salary, for example), the HOA must determine an appropriate amount to put in its reserve fund. The Board of Directors each year has an outside accountant prepare a "reserve study," which sets out a long-term schedule of likely costs and repairs. The reserve study provides estimates for the cost and timing of the repairs and replacements to the common areas that will likely be needed over the next 20 to 30 years.

Delinquent Assessments

The Board monitors the number of Delinquent Assessments (Dues) on a monthly basis. It is encouraging to see that numbers have reduced the number of DA's to a record low.

Management Company Contract Renewed

The CT Prop Management team continues to do a great job for us and as a result we happily renewed our contract with them. Carol and her team have been and continue to be trusted partners in the ongoing day to day management of the association's affairs.

Landscape Maintenance Contract

After several rounds of negotiating, the Board successfully renewed our contract with Bright View Landscape Service. Chris Hernandez, Association Vice President and Landscape Committee Chair, continues to work closely with Bright View Management to ensure that they deliver a quality service to our community. It is no secret that the overall quality of their service has declined over the last couple of years. Bright View has had to work through significant employee turnover and internal staffing challenges which directly impacted our common areas. However, we believe that they are back on track. We will continue to monitor their performance, and should it slip, we are prepared to seek bids to replace them.

In closing, the Board of Directors is committed to ensuring Autumn Wood remains a premier community for our continued mutual enjoyment and that our property values are maintained. We regard every homeowner as being of equal importance to this community and that each should have the right to an opinion on how we perform our voluntary duties. These opinions will always be considered, and we encourage you to continue sharing them.

If, however you believe the existing board members are doing a good job and you elect them for a further term then we will continue to work to improve the community in a manner that is right for the majority balanced to what our HOA funds will permit. If at all possible, we want to provide both you as well as ourselves with the best value for our HOA dollars.

Respectfully,



Sean Wolpin; Association President



Community Security Patrol Service

The security agent for the Association is **Secural Security**. They are contracted to provide

community patrols at regular intervals as a general deterrent. They do not provide an 'on call dispatch' service.

If you witness suspicious activity such as: late night door-to-door soliciting, loitering from non-residents, or problems at the pool area you are encouraged to call Simi Valley Police Department's **non-emergency** phone line at **(805) 583-6950** to file a report.

If you witness an actual crime or emergency, call 911.



Have a Question?
Call CT!

CT PROP MANAGEMENT LLC.

Providing an Integrated Approach to Community Property Management

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