



# California Sunset

HOMEOWNERS ASSOCIATION



May 2010 Newsletter

## Association Highlights:

### Board Update:

Last quarter for 2009; the Board approved the Reserve Study draft and the *Assessment and Reserve Funding Disclosure* as completed by Advanced Reserve Solutions, Inc., necessary for the annual budget mailer. The Board also approved for tree trimming to be completed at both Cupeno Park and the Pump Lot by Vista Tree Service, Inc.

Most importantly, the Board approved the annual Budget, with assessments remaining the same for 2010 @ \$32.00 per month per unit. The Board selected Schonwit & Company, CPAs to perform the annual financial review and tax preparation for fiscal year ending December 31, 2009. Contract addendums were approved for landscape and management extending services for another year. Due to continuous vandalism, the Board approved a two-sided handle and self-spring closure to be added to the pump lot gate.

In January, the Board selected HOA Elections of California, Inc. to serve as Inspector of Elections for the Annual Meeting in March 2010. The Board also reviewed a letter of appeal regarding an Architectural Application for exterior paint. The focus at the February meeting was on Rancho Water, reviewing required certifications for each water meter, on which future allocations will be based beginning July 1, 2010. The Board also dealt with delinquent assessment accounts, referring one to the collections attorney for filing of a lien, and settling a matter of delinquent assessments by a prior owner.

At the May meeting, the Board acknowledged the resignation of Board member Shaun Tull due to personal obligations, and moved to appoint a new Board member, Gregg Myer. Congratulations to Gregg! Landscape improvements were approved for the pump lot; additional vegetation for bare planter areas, renovation of the slope, and conversion to drip irrigation for the sidewalk planter.

## Congratulations to the Home of the Quarter!



### April 2010

Lupercio Residence  
30417 Cupeno Lane

Homeowners selected  
receive a \$100 gift  
certificate to Home Depot.

## Important Meeting Dates:



Meetings are held quarterly. Please join us at your next Board of Directors meeting on Monday, August 9, 2010 @ 6:00 P.M., at Avalon Management in Temecula.

**During "open forum" each homeowner may address the Board for up to three minutes with questions or concerns.**

### BOARD OF DIRECTORS:

President	-	David Silverthorn
Vice-President	-	vacancy
Treasurer	-	Bryan Tripp
Secretary	-	Jay Helms
Member	-	Gregg Myer

## Important Notes:

### Wanted: Board Member!

There is one vacancy on the Board of Directors. If you are a member-in-good-standing and wish to volunteer a little of your time back to your community, please contact Avalon Management for a *Volunteer Application*, to be submitted for consideration by the Board. Terms are two years, and meetings are held quarterly, second Mondays - February, May, August, and November. That's only four meetings per year! We need you!

### Rancho Water-Tiered Rates:

Budget based tiered rates will go into effect as of July 1, 2010. Each individual property owner has been issued a customized water budget based on the number of persons in the home, irrigated acreage, and historical weather data. Households will receive 60-gallons of water per day per person (default is 4 persons). Variance forms are available on the website [www.ranchowater.com](http://www.ranchowater.com) to adjust the number of people, acreage, or for special circumstances such as a daycare facility. The website also offers information such as "frequently asked questions". Only customers wasting water will pay the higher tiered rates.





**Helpful Contact Information:**

**Avalon Management:**

Sheryl Whitaker, email: sheryl@avalonweb.com  
 29379 Rancho California Rd, Suite 206  
 Temecula, CA 92591  
 Web site: www.avalonweb.com  
 Phone:(951) 699-2918

**For Architectural Issues:**

Dena Zorotovich, email: dena@avalonweb.com  
 (951) 699-2918 ext. 104

**For Accounting Issues:**

Member Services, email: ar@avalonweb.com  
 (951) 244-0048 ext. 109

**Animal Control:**

Animal Friends of the Valleys .....(951) 674-0618

**Street Light Repair:**

So. Cal Edison .....(800) 611-1911

**CR&R Trash Service:**

CR&R .....(800) 755-8112

**Temecula Police:**

Business Office .....(951) 696-3000  
 24 Hr. Dispatch ..... (800) 950-2444 x 5  
 Code Enforcement .....(951) 302-4144

**America's Top 100 Places to Live:**



The City of Temecula was selected as one of only two cities in Riverside County as "America's Top 100 Places to live" according to Relocate-America.com! Temecula, branded as Southern California Wine Country, has award winning schools, higher educational opportunities, a vast array of parks and trails, diverse shopping and dining options and beautiful residential communities like California Sunset. Temecula remains a premier city within Southwest Riverside County.

**Going on Vacation This Summer?**



The City of Temecula offers a great program for City residents going on vacation called the "Vacation House Check Service". If you sign up for the service, members from the

Community Action Patrol Team will conduct a cursory check of your residence on a regular basis while you are away on vacation. Contact the police department at (951)506-1408 to request the form or for more information regarding this program.

**Community Notes:**

**Automatic Assessment Withdrawal:**

Avalon Management offers automatic withdrawal (ACH) from your checking account for monthly assessments. In order to get the automatic withdrawal started, we need your completed ACH form (we suggest you verify the information with your bank) and a voided check. If we receive your completed ACH form and voided check by the 20th of the month, and the information is correct, it will take effect the following month. Your bank account will be debited on or between the 5th and 10th of every month. For more information or to obtain an ACH form to begin the automatic withdrawal, please contact Avalon @ (951) 699-2918.

**Mailbox Responsibility:**

Unfortunately, when the California Sunset tract was developed, the Governing Documents did not specify nor include mailbox responsibility by the Association. This means that responsibility for maintaining or replacing the mailboxes falls onto the homeowners that share the mailbox receptacles. There was a time that the Post Office accepted this responsibility and had the funds for replacements. This is no longer the case.



Even if the Board of Directors were to consider taking on this project, replacement of the existing receptacles would be extremely costly if it were to be done all at the same time. The Board of Directors may look into these costs, however, reserve funds may not be used for this type of project. It is something that would have to be budgeted for, and could mean an increase in monthly assessments.

**Architectural Guidelines & Requirements:**

**Remember, you may not begin** any exterior projects to your home without formal approval by the Architectural Committee, as required by your Association's governing documents. This includes projects such as: **exterior paint, front yard landscaping** (tree removals), concrete work, swimming pools, fencing, **room additions** (any construction), etc. Once an application is submitted, it is forwarded to the Committee who has forty-five days to review.

You will receive notification by mail of either approval or disapproval, with an explanation of any conditions. Once approved, you have ninety-days to complete your project.