



# California Sunset

HOMEOWNERS ASSOCIATION



June 2011 Newsletter

## Association Highlights:

**Board Update:** The Board has approved several items necessary for the Association in the last months, including several repairs or replacements beginning with Cupeno Park; all new swing seats, chains and hardware were installed. The Budget for 2011 was approved and became effective January 1st, with assessments remaining at \$32.00 per month per unit, along with reserves being funded at \$200.00 per month, and approval of an updated Reserve Study for 2011. Also approved was the Assessment and Reserve Funding Disclosure Summary necessary for the annual budget mailer. Unfortunately during this time, one of your Board Members, Bryan Tripp, had to resign due to personal obligations.

The accountant was selected for the annual financial review and tax preparation for the fiscal year end of December 31, 2010; Schonwit & Company, CPAs. The report was distributed to the entire membership in April 2011. The Board was also advised of new IRS requirements with regard to payments. The IRS now requires payments to be made electronically (EFTPS), and no longer will accept checks.

The entire rear view fence bordering the creekbed at Cupeno Park was replaced with a solid steel fence in February by Fenceworks, Inc. This due to the fact that persons were continually bending or breaking off the pickets. The wood fencing on either side was entirely re-painted after some minor repairs; three fence boards had to be replaced.

Adams Landscape was authorized to perform tree trimming at the Pump Lot; light thinning of the eucalyptus trees along the sides, and for the slope, two large pine trees were trimmed, and three pepper trees removed. The fan palms along the Wabash medians and monuments were taken care of by New Way Tree Services.

The Board also selected the Annual Meeting Inspector, HOA Elections of California, Inc., and approved contract addendums renewing services for another year, for management and landscape.

## Congratulations to the Home of the Quarter!



### February 2011

Hertel Residence  
30200 Pechanga Dr.

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 8, 2011 @ 6:00 p.m., at Avalon Management in Temecula.

The Board will be discussing the community mailboxes at the August meeting.

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

### BOARD OF DIRECTORS:

- President/Treasurer - *David Silverthorn*
- Vice-President - *vacancy*
- Secretary - *Jay Helms*
- Member - *Gregg Myer*
- Member - *vacancy*

## Important Notes:



**Still Wanted: Board Members!** If you are a member in good standing, then it is your turn! There are now two vacancies on the Board of Directors. Becoming a volunteer Board member requires little of your time, but the importance can't be stressed enough. Do you want to know what is going on in your community? Would you like to be a

part of making decisions that affect your community? If so, please contact Avalon Management for a *Volunteer Application*, to be submitted for consideration by the current 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 really need you!

**Break-Ins, Burglaries, Mail Theft:** Blame it on the economy if we must, but nevertheless, break-ins (even daytime break-ins) are on the rise. Mail theft for the purpose of identity theft is on the rise. It has been reported to management that persons are even posing as landscape gardeners in order to gain entry into a residence. But be alert! Neighbors need to watch out for neighbors, and report any and all suspicious activity or vehicles in your neighborhood! Only place out-going mail in a U.S. Postal mailbox to safeguard your mail and personal checks.



## 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. 101

### 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

**Assessments:** Don't forget that your monthly assessments are due on the 1st of each month, not the 15th. Payments are late after the 15th of each month and subject to a late and collection fee. Automated payments are a convenient method of making your payments on time. Contact Avalon Management for the form. Your account must be fully current before automated payments begin.

**City Trees:** The City of Temecula was recently awarded a "Green Trees for the Golden State" grant from CAL FIRE Department of Forestry and Fire Protection, which provides for city-wide planting of up to 700 trees over the next two years. One of the goals is to work with homeowners to replace missing trees from the front and side right-of-way areas. There is a community outreach phase where a homeowner will need to return a postcard authorizing the City to plant the tree. If you are interested in this program that begins September/October, contact Maria Hilton with City Public Works @ (951) 693-3965. Association approval is also required.



## Community Notes:

**Wood Fences/Paint Color:** Spring is the best time to check your fencing for needed repairs and a fresh coat of paint. Fencing is allowed to be six feet in height maximum, but must be the same style, cap and trim as existing. The required paint color for all wood fencing is "Swiss Coffee", DEW 341, available at Dunn-Edwards in Temecula. If you are considering vinyl fencing, you must submit an application for formal approval by the Architectural Committee prior to any changes.



**Graffiti:** Unfortunately for California Sunset, graffiti seems to be an ongoing problem, and mostly for Cupeno Park. The park benches and play equipment seem to be always under attack. Management is asking for homeowner assistance in reporting any graffiti or vandalism to the park area. If any homeowner witnesses this type of vandalism, you are asked to immediately dial 911 and report to the police, providing any information that you can; location, description, direction of travel if they leave, license plate number and/or description of the vehicle. Graffiti is against the law. Parents should discuss openly with their children about respecting the property of others and taking pride in their neighborhood and community. The City of Temecula is spending more than \$300,000 each year on graffiti eradication. The Association must pay it's own costs for common areas. It is said that graffiti decreases a feeling of safety, and that neighborhoods with graffiti see a decrease in property values, as well as a loss of business, growth and tourism.



## 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.