



August 2010 Newsletter

Association Highlights:

Update 2010: Since February and March, the Board of Directors has taken on and approved much needed projects for the common areas. The stucco wall along N. General Kearney to the turn at Passive Park was completely re-stuccoed by *Custom Masonry Designs*. The Lower Pool patio cover and entry covers were approved for full replacement by *Fenceworks, Inc.*, with an "alumawood" product with a limited lifetime warranty, that really looks exceptional. The Board also authorized for the spa to be re-plastered by *Baron Pools*, a much needed process that included compliance with the Virginia Graeme Baker act for drain covers.

During this time, the Board approved to contract with a new pool maintenance company, *Commercial Pool and Spa*, which began services the first week of April.

At the March meeting, the Board selected the Inspector of Elections for the Annual Meeting

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The Board Wants to Hear From You! The Board of Directors does not purposely look for violations. The Management company does that. Management performs two random inspections monthly, and also inspects properties based on member complaints.

The Board wants to make sure all of your issues are properly handled, whether related to violations, payment of assessments, or concerns with the common area facilities.

The Board takes all homeowner complaints and concerns very seriously, and has started a Call Log through Management. When calling in regarding any association issues, please be sure to leave your name and phone number, as a member of the Board may be calling you back to see if your complaints, questions or concerns were properly addressed by Management.

In addition, please feel free to write a letter to the Board or to attend a monthly meeting to express your concerns directly to the Board in person. The Board of Directors are volunteer homeowners just like you, and they want to hear from you!

Important Meeting Dates:



The next regular Board of Directors meeting will be held on Monday, August 23, 2010, at the Temecula office of Avalon Management at 6:00 p.m. Please join us!

During "Open Forum" each homeowner may address the Board for up to five minutes with questions or concerns.

BOARD OF DIRECTORS:

President, *Toby Leon*
 Vice-President, *Perry Frese*
 Secretary, *Delores Orr*
 Treasurer, *Bruce Weckesser*
 Member, *Ursula Preston*

Important Notes:

Community Garage Sale Planned for Friday, October 15, 2010 beginning at 7:00 a.m.



Homeowners clean out those closets and garages, and get those goods ready to make a little extra cash before the holidays! Signs will be posted at the main entries to the community for an all day event! See additional info on the website @ roripaughhills.com.

FREE MAILBOX NUMBERS: For a limited time there



are free mailbox numbers available courtesy of your Association. In an effort to gain back some uniformity, one member of the Board, Ursula Preston, worked tirelessly to find the right numbers, size and color for the residential mailboxes. Once available at local hardware stores, they have pretty much become obsolete. The result has been a real mish-mash of different numbers in all different sizes, not really aesthetically appealing. For your free numbers, please call Avalon Management at (951) 699-2918 to provide your contact information so that we may get your free numbers to you. Thank you Ursula!



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 ext. 102
Fax: (951) 699-0522

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

Temecula Police:

Business Office..... (951) 696-3000
24 Hr. Dispatch..... (800) 950-2444 ext. 5
Code Enforcement..... (951) 776-1099 ext. 5

Street Light Repair:

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

Animal Control:

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

Graffiti Hot Line:

City of Temecula..... (951) 240-4201

Home Break-ins: Management has received word through a resident homeowner in contact with the City of Temecula Police, that Roripaugh averages three break-ins per month. Might be a sign of the times, but doesn't change the fact that we all need to stay vigilant and look out for our neighbors.

Website or Auto Debit Available for Payments:

Your website now has the availability of making your assessment payments on-line. You have the option of making a one-time payment or to set up recurring payments. There is a third party fee for this option. You may also call (866) 289-5977 or access the website @ www.roripaughhills.com. For recurring monthly assessments at *no charge*, auto-debit is available. Contact Avalon Management for additional information and required forms at (951) 699-2918.

Please do not begin any projects to your home without formal approval by the Architectural Committee, as required by your Association's governing documents. This includes all exterior projects. Once an application is submitted, it is forwarded to the Committee which has thirty-days to review. You will receive notification by mail of either approval or disapproval.

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and Elections scheduled for May, *HOA Elections of California, Inc.* They also approved for replacement of two electrical pedestals with new stainless steel enclosures along Roripaugh Road and Canary Circle, where the old ones were rusted through.

The Board also considered and accepted an offer of reparation from the prior pool maintenance company for work done in 2009, to comply with requirements by the Department of Health with regard to permits and compliance issues for the salt generators and the Virginia Graeme Baker act requiring specific drain covers. This work was completed in June.

In April, the Board authorized for the Upper Pool heat to be turned on early due to the VGB work closing the Lower Pool, only to discover a runaway heater issue that required the Upper Pool to be closed for repair. During this time, the Board went ahead with plans for additional landscaping of the Lower Pool adding more shrubs and palm trees, creating a more lush and tropical look for the community pool. The Board also had to face some hard facts regarding future water budgets as handed down by the Rancho Water company, which took effect July 1, 2010. The Landscape Committee Chairman, Kathy Budd, has been carefully following the usage for all meters, attending classes held by the district when possible.



At the meeting in May, the Board reviewed legal correspondence relative to maintenance responsibility for drainage culverts within the community. The Board authorized emergency repairs for the Lower pool heaters, approved maintenance of several utility boxes, including sanding and paint, and discussed the tot lot equipment, contemplating possible replacement in the short-term future. The Board also authorized a full on-site reserve study to be completed for 2010, and ended the meeting with a discussion for ways to encourage voting at the next Annual Meeting for 2011, contemplating a drawing for a \$100 gift certificate for all ballots returned.

In June and July, the Board voted to change the Gas Company account to a commercial rate account in order to save money for heating of the Lower Pool, along with authorizing additional repairs for replacement of light rings, coping stones and pool tiles. Lastly, the Board approved for steel fence maintenance to be done at the Bolandra Lookout by *Fenceworks, Inc.*