



April 2011 Newsletter

Association Highlights:

Annual Meeting in May/Drawing for Gift Card!



Watch your mail for the upcoming Annual Meeting Notification and Ballot. It is very important that you VOTE and return your ballot mailer promptly! Each year the Association spends hundreds of

dollars to conduct its Annual Meeting of the Membership and Elections as required of the Governing Documents. An Inspector of Elections must be hired per State Law to receive and count the ballots.

A quorum of the membership must vote in order to conduct a formal Annual Meeting. If there are insufficient ballots received, an Adjourned Annual Meeting will be scheduled for one more attempt at an official Election. Quorum drops to 25% at an Adjourned Meeting. This year, the Board is hoping to solicit more participation by offering a special drawing for a \$100.00 Gift Card. But, *you must return your ballot* in order to be entered into the drawing! Keep this date on your calendar; **Monday, May 23, 2011 @ 6:00 p.m.**, to be conducted at the Temecula office of Avalon Management.



Quarterly Review: Projects! Projects! Projects! Whew has your Board been busy this year, and of course, all for the benefit of the beautiful Roripaugh Hills community! Here's a list of authorized projects so far this year; re-keying

of the entire facility, solar panel replacements, replastering of the Lower Pool and Wader, tile replacement for the Lower Pool, Wader and Spa, complete renovation of the Lower Pool restrooms, both Men's and Women's (with complete paint, partitions, and fixtures), re-strapping of the chaise lounges at the Lower Pool, a new pool heater for the Upper Pool, new asphalt and seal coating for the parking lot, with new handicap signage, tree trimming and some tree removals through out the community, formation of a Playground Committee to research and obtain proposals for either renovation or replacement of the playground equipment, and solicitation of bids to repair stucco damage for the Winchester monuments and at Starling.

There were several glitches affecting the opening of the Lower Pool and Spa, it took almost three months to get everything done. It has been over ten years since the Association has taken on.... *Continued Page 2*

Important Meeting Dates:



The next regular Board of Directors meeting will be held on Monday, May 23, 2011, 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, *Ursula Preston*
Treasurer, *Bruce Weckesser*
Member, *Donna Shannon*

Important Notes:

Community Garage Sale Planned for Saturday, April 30, 2011 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 summer! Signs will be posted at the main entries to the community for an all day event! See additional info on the website @ www.roripaughhills.com.



FACILITIES TO BE RE-KEYED MAY 2, 2011:



Have you turned in all of the required paperwork to obtain your new key? Effective Monday, May 2, 2011, the old keys will no longer work to open the pool areas, restrooms, or tennis courts. The Board of Directors has authorized this change for security reasons, as they have every few years in the past. Keys will *not* be distributed on a walk-in basis until all the required paperwork is received. As noted within the Association's Rules and Regulations, you must be a member-in-good-standing in order to receive your key. Assessments and fines must be paid current. Please do not hesitate to contact Avalon Management for any questions or concerns @ (951) 699-2918.



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

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.

Exterior Projects: 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.

Quarterly Review *(Continued from Page 1)*

projects of this magnitude, and it will probably be another ten years before it is necessary to do it all again. The good news is that it was all done during the winter months, and open and ready just in time for Spring Break!

The delay for completion of the re-plastering project was due to rainy weather, selection of the tile (first choice no longer available), and required inspections by the Department of Health. There was flooding in the Lower Pool equipment room that caused shut-down of the pumps, causing repair to the junction boxes, damaged solar panels by freezing weather, the Upper Pool recirculation pump failed and had to be replaced, and the effluent gauge had to be replaced for the Wader.

Upon the first opening of the Spa, it was discovered that the skimmer was cracked, and had to be replaced. At the second attempt to open the Spa, the compool board failed and had to be replaced. Then someone vandalized the Spa "emergency switch" by twisting the switch instead of pushing/pulling and destroyed the wiring, effectively shutting down all pool and spa equipment for a day until repair was made. Someone again shut down the facility by using the emergency switch again a few days later. Larger signage has been installed next to this switch, to be used in an "Emergency Only". Following this event, the Spa heater failed and had to be replaced. Let's hope everyone will now enjoy the fruits of all labor especially that of the Board!

The Board has been very satisfied with Adame Landscape and approved the contract addendum extending services for another year. In addition, the Board authorized renewal of the legal retainer in favor of Fiore, Racobs & Powers. Don't forget to visit your website for updates: www.roripaughhills.com.

Animal Control

Earlier this year, Management and the Board of Directors were made aware of a dog attack within the Association. It's believed that the dog got out due to a broken fence. Homeowners are liable and responsible for their pet's behavior, and for retaining their pet's safely within their own yards, especially for the safety of others. There are leash laws, so no animals should be allowed to roam the community. If you have dogs, please check your fencing and make any necessary repairs. It's very important.

In case of an emergency for dogs on the loose, or if you fear for your safety or that of others, please do not hesitate to contact the Police, or Animal Control at (951) 674-0618.