



Cobblestone Creek HOA Newsletter



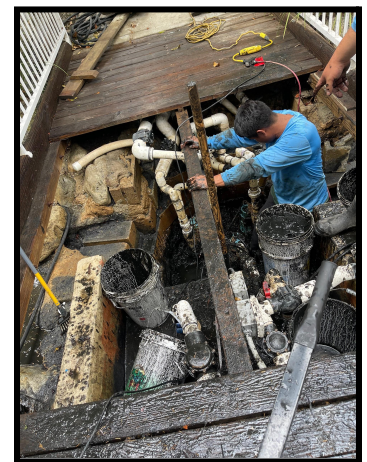
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A Message from the Board of Directors

The Board of Directors would like to inform all homeowners of the progress in the *full complex rehabilitation*. The Board has determined that it's time to get our complex back on track! Since January, several projects have been completed and more are in the process of completion. However, for many years, the maintenance of our buildings was taken care of by addressing repair requests individually, more as patch work, and large projects were put aside due to lack of reserve funds. After analysis of more efficient running neighboring HOAs and with the assistance of Consensus Property Management, we determined that establishing a regular yearly maintenance schedule for all our buildings is an important step to getting back on track. By doing so, we will all benefit from a pristine living environment and, without a doubt, increase our home value.

Below are some key projects listed. One that has been a priority for the majority of homeowners is the Creek Rehab (per 2020 priorities survey). Currently we are in the process of rehabilitating our creeks but it has been a long journey. Precision Landscaping has completed the cleaning phase, the crack fill phase and the electrical repair and timer installation phase. The next phase is the water fill and pump inspection phase. We hope to have our creeks running soon!

- Concrete walkway repair (completed)
- Termite Fumigation and inspection (completed)
- Tree trimming around the creek areas (completed)
- New security camera installation and footage monitoring
- Spot garage roof repairs (completed)
- Creek Rehabilitation
- Duck mitigation / netting on fence
- Balcony and landing inspection
 - Termite and dry rot building repairs
- Balcony and landing repairs
- Siding and trim repairs
- Painting of buildings
- Garage roofs full repair
- Lighting repair and maintenance
- Spa jets repairs
- Spa resurfacing



Dues Update

The CC HOA Board has reviewed the **Reserve Study report** recently completed. Unfortunately, we do not have enough of our assessments going into our Reserve account. The only solution was for the Board to make the difficult decision to increase our dues by 10% (ten percent). The Board deliberated for hours on this decision, especially because they understand the financial burden this may place on some of the homeowners. However, the Board believes it is necessary in order to ensure the HOA has the legal amount of funds in the Reserve Account, to pursue the goal of establishing maintenance schedules for our buildings, and to address any costly repairs in the future. Inflation of 9.1% also played a factor in the decision. The Board hopes that homeowners will understand repairs to buildings are everyone's responsibility and should be a collaborative goal. While this increase may be an inconvenience, ultimately, it is in the best interest of our Association.

"Fiscal Duties of the Board of Directors (Sec.1365.5) states that the Board shall exercise prudent fiscal management in maintaining the integrity of the reserve account, and shall, if necessary, levy a special assessment to recover the full amount of the expended funds within the time limits required by this section..."

Trash Bin Maintenance

In order for the HOA to maintain control over our trash service expense, residents are asked to help manage trash bins. Instead of dumping oversized items in the trash bins, please call for a pickup. The HOA has already paid for the pickup of large items. All cardboard should be collapsed. Three uncollapsed small to medium Amazon boxes take up the same amount of space as a whole 33-gallon trash bag. Air pockets used for packing protection in shipments should also be popped. Residents should ensure that trash bags are put into the dumpster and NOT on the ground. Keeping our community clean is ALL our responsibility so we ask that you join us in keeping our areas clean. Your help in avoiding increased trash service expenses will be greatly appreciated. The Board wishes to avoid a hearing for oversized dumping if you are reported.



Security Cameras

Several break-ins have occurred around the HOA complex, which has led to the Board deciding to install new security cameras. The security cameras around the complex will also assist the HOA in enforcing the rules. They will help monitor all trash bin usage, aiming to deter people from throwing oversized items in trash bins. In addition, cameras will be used to monitor parking compliance in the front and back lots. We will ensure everyone has a chance to park safely and conveniently. It is hoped that some of the cameras will also deter criminals from targeting the complex by having motion sensor floodlights. The board chose cameras based on their function and cost efficiency. We believe this is a fair solution that will benefit everyone in the community and make it easier for us to enforce parking rules. Thank you for your understanding and cooperation.



Common Area Violations



What exactly is a common area anyway? **Common areas** are the **shared** spaces in and around your **condominium** building owned collectively by all owners in the building. Essentially, it's all the areas outside of your unit.

Common areas unique to the upstairs units pertain to the landing, railing, and stairs. Common areas unique to the downstairs units is anything that extends past the concrete slab both front and back of each unit.

Common areas for all residents would be the sidewalk, asphalt, streams, and its various features, along with all of the landscaping. Did you know that Unit owners are liable for any damage done to the common areas or association property? This includes the costs to replace damaged landscaping due to violating common areas or placing foreign objects outside of the condo's boundaries.



What is the HOA responsible for? HOA itself is responsible for the maintenance and upkeep of these common elements. If you notice a broken feature or item that needs repair, please contact the board as soon as possible! We all need to work together to protect our property values and keep our community looking great! Thank you.

Parking Space Lottery Program (PSLP)

The Board approved a new PSLP to provide all homeowners access to the northeast internal parking area with five available spaces. If you would like to be included in the next lottery for the months of January through April, please contact the HOA Board at our website, our HOA google voice line or scan this QR Code with your phone camera to go directly to the PSLP interest form. Let us know if you have any questions!



Scan me for the PSLP Interest Form



Balconies, Landings and Stairs (SB326)

The HOA Board has executed an SB 326 Inspection Contract with *Optimum Seismic* to comply with the new law. The required report generated after the inspection will guide balcony maintenance and repairs in an effort to ensure safety, conserve our property values and preserve the integrity of our “Extended Elevated Elements” as legally required by Senate Bill 326. Any precaution we all take to maintain our balconies will help us keep our costs down. As a reminder, we can ALL take small steps within our own spaces to maintain strong and durable buildings. Here are a few tips to avoid **wood rot and waterproofing damage**.

1. **Waterproofing:** Any holes made into the balcony’s waterproofing layer compromise the protection of the wood. This includes, but is not limited to, holes that are made by nails, screws, fences, pots, chairs, etc. Water will make its way into these small openings and will immediately increase the likelihood of water damage. If an Owner intentionally breaks or tears the waterproofing layer, they would be held responsible for repair expenses. If an accidental breach happens, Owners must immediately send a notification to the HOA Board via email or voicemail or submit a maintenance repair request on AppFolio. In such cases, they may also be held financially responsible for acts of negligence.

2. **Water on balconies.** Wood rot is a form of decay triggered by the combination of moisture and fungus. When wood is continuously damp, fungi start to set in. Balconies must be kept as dry as possible to maintain their durability and avoid costly repairs. A few things we recommend are:

- Water should be swept off immediately after rain and after watering potted plants.
- No standing water should be left under potted plants, in the drainage plate, or draining off the side of your deck.
- Refrain from carpeting, artificial turf and water retaining bases for AC units. These are all reasons that waterproofing can fail prematurely and may result in the Owner being financially responsible for repairs if it is determined that the layer or material used/allowed by the Owner (or previous Owner) accelerated degradation of the waterproofing layer or wood below it.

3. **Railing, trim, siding, balusters and beams.** Any nail or screw opening that is made to the wood on your balcony/patio gives moisture an opportunity to start the water damage process. We recommend that any Owner-caused exterior wood holes around your Unit that are no longer in use be filled/sealed with an appropriate material after they are dried out from any moisture. Installation of hooks, nails, etc. and any other holes made to exterior wood components are prohibited unless they have been approved in advance by the HOA Architectural Control Committee (ACC). Satellite dish mounting is also subject to approval by the ACC and alternatives to boring holes must be part of the ACC Application process. Zip ties for mounting mesh on balusters and compression brackets around wood, but not piercing through it, are examples that would possibly be approved by the ACC.

4. **Barbeque grills, fire pits and tiki torches.** The regulations legislated in the CA Fire Code regarding Portable Fireplaces and Open-Flame Devices have been discussed at previous Board meetings (refer to our 1/23/22 Minutes on our website). The HOA was made aware of insurance coverage possibly being denied after an incident if the Fire Code is violated by Owners. Ten feet of distance from any combustible source is required to permit usage of any open flame for cooking, warmth or decoration AND propane tank size is limited to ONE pound. Any larger tanks are expressly prohibited, refer to CA FC Sections 308.1.4 & 308.1.6 for details. *It is the current Board’s determination that insufficient clearance exists on any balconies or patios to permit the use of any open-flame devices. If you feel otherwise, you must inform the Board and we will collaborate to further explore the issue. Owners may be warned/fined for Fire Code violations in accordance

with due process as defined in the CC&R's and may also be cited by the Fire Dept. As a safe alternative, the Board is considering allowing only gas BBQ cooking at the pool area (no charcoal usage, torches or fire pits). Currently, there is no guidance or restriction on doing so.

Your Board and Consensys PM are working diligently to address the needs of our HOA community. We look forward to collaborating with you to maintain the value of all our Units. If you have any questions please contact us.

Board of Directors

- Bernardo A, President
- Keith C, Vice President
- Jorge L, Secretary
- Tina C, Treasurer
- Claudia R, Member at Large

Do you want to join the Board?

If you are interested in joining and leading your community, please email management at M.parra@consensyspm.com

Important Numbers

After Hours & Weekend Emergencies:
(714) 459-0383
(answering Service will relay info as may be needed)

Community Manager
Monica Parra
(714) 215-1010



Consensys Property Mgmt.
1380 S. Anaheim Blvd.
Anaheim, CA 92805

(pay dues on the AppFolio Portal)
www.consensyspm.com



Scan me for the *Consensys* website