

Landmark Yorktown Newsletter

2nd Quarter 2025



Events

- ◆ **Board Meeting 3rd Thursday, 7pm at the Club House.**
- ◆ **Landscape Walk - 2nd Tuesday, 11:00am**

Dear Neighbors,

Spring is here and the weather is warming! I know we are all looking forward to the pool opening and the smell of BBQ!

The HOA did well during this rainy season with minimal water intrusion reported. We encourage all of you to be aware and report issues as they arise. As our community ages we will all need to be aware of internal and external leaks. The sooner you report it the sooner we can work to resolve the issue.

The speed limit in the community is posted at 15 MPH. Please be mindful of this as you drive around the community. Our community has young children as well as residents out and about much more now that the weather has warmed up. It only takes a split second to change a life and your life forever.

We have our deck inspections coming up as well as the final stages of the electrical panel inspections. We will have more information out to the resident's potentially being impacted by these inspections as the information becomes available.

In the past few months a few of our units have changed hands. Let's all welcome our new members to the community!

Thanks,

Michael Mitchell

President

Community Information

Board Members

Mike Mitchell, President
Bruce Hartley, Vice President
Jackie Carey, Secretary
Giao Tran, Treasurer
Ernesto Golan, Director At-Large

Landscaping Committee

Bruce Hartley

Clubhouse Rental

Carol Zwaans.....714-501-4190

carol@zwaans.us

Newsletter Editor

Jackie Carey
jcarey1950hb@gmail.com

Architectural Committee

Robert Varanko

Amenities Committee

Shane Naterman
snaterman@sbcglobal.net

Need Assistance?

PowerStone Property Management

Please contact Justin Dacko at 949-372-4039.

jdacko@powerstonepm.com

Maintenance Issues (Mon-Fri 9-5):

Nubia Nava-Martinez....949-508-1627

nna-

vamartinez@powerstonepm.com

POOL REOPENS ON FRIDAY, MAY 23RD.

Powerstone Management

After 5pm Emergency

Phone Number

1-800-408-2242

Landscape Corner

With Spring comes longer days, colorful flowers and the re-awakening of plants that took the winter off. Generally, we direct the gardeners to let flowering plants fully bloom out prior to trimming, getting as much of the color as possible. This is a good time for Members to look at their own plants; trimming and fertilizing them as needed. Thank you to those rose owners that pruned your bushes as requested. Please remember to trim all private plants at least 6" away from the building. This minimizes paint or wood damage and discourages animals from climbing on the buildings.



The Board recently decided not to move forward with re-landscaping the slope area behind the pool. Previous discussions were considering a Spring project. The tree trimmers will be returning in the near future for one day of work on ten trees that require additional work. That should be the end of trimming until January 2025. We have completed several smaller landscape improvements throughout the Association the last couple of years, replacing aging landscapes or filling in bare areas. If you have interest in replanting an area next to your unit, send a work request to Powerstone and we will meet with you to discuss.

We have received questions regarding what animal is digging up all the shrub planters and lawns. Skunks or opossums are typically the culprits when it comes to digging holes to find insect larvae under the mulch and rabbits are guilty of destroying softer plants and larger areas of turf. While we are working on managing the rabbit population, we rely upon coyotes to keep control of skunks and opossums. It appears City efforts to control coyotes have reduced them to the point where their prey are no longer controlled and our landscape is suffering. So far, the damage has been tolerable. Mowing will return to weekly schedule in April. Turf will be fertilized in the next few weeks as well.

Irrigation is back on, typically twice each week. If you see any broken sprinklers, please report them. Water use in the community continues to rise. In 2024 our non-landscape use increased dramatically, costing over \$4,000 more than budgeted. Please be 'water-wise' when using water. Typically, Common Area landscape does not need any supplemental hose irrigation. Water use in 2025 is already trending above last year's numbers.

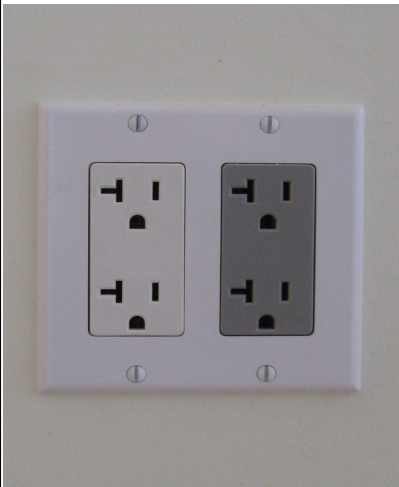
SERVICE REQUESTS FROM TENANTS & MEMBERS

NEW REVISED INFORMATION

Please contact Powerstone for any service request Nubia Nava-Martinez, Associate Manager. You may call 949-508-1627 or email work requests to Nubia at nnavamartinez@powerstonepm.com, or jdacko@powerstonepm.com (Justin Dacko, 949-372-4039). If you e-mail, please put "LYCA – unit address" in the subject line of the message.

PLUG AND PLAY....

 More Info



Landmark Yorktown was built in 1980. At that time, the units were constructed with 100 amp rated electrical panels providing power to each home. With no air conditioning, car chargers, convection ovens, computers, etc. typically found in homes back then, 100 amps was deemed adequate. Fast forward to 2025..... We all have big screen TV's, computers, and modern appliances. Some Members have EV chargers, refrigerators in garages, convection ovens, air conditioning and other modern conveniences. Most single family homes now have at least a 200 amp electrical panel.

It is important to understand that just because there is a plug in the wall, it doesn't mean there is an unlimited supply of power! Other than larger circuits intended for furnaces, driers, kitchens, garage door openers, etc. most circuits are rated at 15-20 amps. As an example: a refrigerator may draw 12 amps or more when it starts up. If you have a second one in your garage, it may be on the same circuit as a nearby bathroom, where someone may be using a hair dryer drawing 10-15 or even up to 20 amps. Together, these may exceed the limits of the circuit breaker and wiring, without even a second thought. Plug-in car chargers may draw 12-14 amps continuously, straining the circuit into which it was plugged. Utilizing any other electrical device on that circuit could overheat wiring or trip a circuit breaker. Some Members have, with Board approval, installed 240 volt EV chargers. These typically use 40 amps, or nearly half of the total amount serving the home. All other uses may push the capacity to the limit.

We want to urge all our residents to make sure you are not overloading circuits that were not designed for heavy loads. One of the reasons we are currently inspecting all electrical panels in our Association is to make sure everything is in good order, and that no problems exist or unapproved alterations have been made. All electrical modifications require an approved Architectural Application and a City of Huntington Beach Building Permit. We all share the buildings, so we want to make sure no alterations are made that are not to code and that our homes are safe.

Community Pool is currently scheduled to be open on Friday, May 23rd, 2025 for residents enjoyment.

Pool/Jacuzzi Hours: open... Sunday-Thursday 9am – 10 pm

Friday/Saturday 9 am – 11 pm

We all look forward to the warming weather and the ability to enjoy the pool and deck. The pool rules for Safety and Courtesy are posted as a reminder inside the patio. Please familiarize yourself and your family with the rules. These are just some Reminders for our safety:

- The pool area gates must be locked. Gates may not be propped open.
- Children under age 14 are not to be in the pool without adult supervision.
- Everyone in the pool area needs to have a key available for bathroom use or to exit the area.
- A resident may bring no more than 6 guests into the pool area at one time.
- The resident must be in the pool area with their guest (s).
- Please Close umbrellas, replace furniture as you found it, and take your trash with you when you leave the pool area.
- Thank you for your cooperation. If you have food in the area, please clean up when you leave. We do not want to encourage ants in the area. Thank you for your cooperation.



Exploring Huntington Beach City Parks—HB Urban Forest

Located in Central Park north of Ellis Avenue between Goldenwest and Edwards Streets. The Urban Forest is a passive park featuring California native plants and trees, and low water flora.

While there is no potable water or restroom available, there are wide walking trails in and around the fenced area and several benches for the public's comfort and enjoyment while observing the natural features of the park and surrounding area, including the mountain vistas and equestrian trails. The park provides year-round enjoyment for the community in a location used by the walking public, equestrian center, and off-road bicycle enthusiasts. Seasonal changes reflected in the vegetation, and the migratory birds and butterflies, add to the enjoyment of visiting this beautiful and unique park. Park is an ongoing project by HB Trees Society (www.hbtrees.org).



LANDMARK YORKTOWN COMMUNITY ASSOCIATION

March 20, 2025

RE: Landmark Yorktown Community Association
Official Notice of Rule & Policy Adoption
General Rules & Regulations

Dear Homeowner(s):

In accordance with *California Civil Code §4360*, the *Landmark Yorktown Community Association* ("Association") hereby provides you notice that a change to the *General Rules & Regulations* were adopted at the Board of Directors meeting on March 20, 2025.

The Adopted Rules/Policies are as follows:

(1) General Rules & Regulations - Changes

Rule No. 1 of the Association's General Rules & Regulations currently provides:

"1. When an owner rents or leases out his/her unit, the right to use the Common Area(s) such as the pool and/or the Clubhouse is assigned to the renters/lessees. The owner forfeits his/her own right to use these facilities. Owners are responsible for the actions of their renters/lessees and any guests of the owner or renters/lessees."

The proposal is to add the text printed below in ***bold italic***:

"1. When an owner rents or leases out his/her unit, the right to use the Common Area(s) such as the pool and/or the Clubhouse is assigned to the renters/lessees. The owner forfeits his/her own right to use these facilities. ***Section 2.01 of Article II of the CC&Rs also provides that each unit shall be used solely as a private single family dwelling unit. Non-resident owners who rent or lease their unit must therefore provide the Association's management company with a copy of the lease or rental agreement for their unit for the purpose of confirming that the unit is being used as a private dwelling by a single family, and for the purpose of confirming the identity of the tenants/lessees who have been delegated the right to use the Common Area facilities. The copy of the lease or rental agreement shall be provided: 1) within fifteen (15) days after execution of a lease or rental agreement; and 2) within fifteen days after any tenant or lessee is added to, or removed from, a lease or rental agreement. The dollar amount of the rent may be removed from the copy of the lease/rental agreement provided to the management company. Failure or refusal to comply with this rule may, following notice and an opportunity for a hearing, result in a fine not to exceed \$50.00 for the first violation, and a fine not to exceed \$100.00 for each subsequent violation. Owners are responsible for***

Homeowners are encouraged to retain these documents with your permanent property records. Upon your receipt and review of the enclosed, should you have any questions, please do not hesitate to contact the undersigned at (949) 372-4039.

Very truly yours,

At the Direction of the Board of Directors
Landmark Yorktown Community Association

Justin Dacko
CCAM, Community Manager
Powerstone Property Management

Professionally Managed by Powerstone Property Management * 9060 Irvine Center Drive, Irvine, CA
92618 Phone: (949) 716-3998 * Fax: (949) 716-3999