



# Tierra Linda

## *April 2023 Newsletter*



### **INSURANCE CRISIS**

Thank you to those of you who attended the Town Hall Meeting regarding the Insurance crisis we're facing. By now, each homeowner has received information regarding this critical situation and how we can move forward.

This situation affects all of us as a community and we are going to need everyone to be involved when it's time to vote.

Please know the Board has voted to move forward with drafting the CC&R rewrite.

This is the first step of the process to move towards H03 policies.

When this is completed, you will have 30 days to vote for the H03 policy.

If this passes, the lenders will have 30 days to approve the change.

As shared by our legal team, this process will take approximately 120 days to complete if everything goes as planned.

Please remember we only have two options.

#### **OPTION #1**

Make no changes and except the new insurance premium costing each homeowner and additional \$3,845.71 per year.

#### **OPTION #2**

Vote to change our personal homeowners insurance policies from H06 policies to H03 policies which will cover our entire unit and will eliminate the needs for our current HOA policy that is now costing our association \$534,554.00 a year.

### **ELECTION NEWS**

It's time for our Board of Directors Annual Election!!

We have 5 positions that will be up for election so if you'd like to serve the community in this way, please consider running.

The request for candidates went out via email and regular mail so please be on the look out for that.

The election will take place in May.



### **EMERGENCY SPECIAL ASSESMENT**

As a reminder, the Board passed an EMERGENCY SPECIAL ASSESSMENT to cover the substantial increase to our HOA insurance premiums. As a reminder, this was an unforeseeable event and we are not alone. We, as well as many other communities that border open land are all suffering these insane insurance premiums. We are hopeful that with a vote to approve H03 policy, this will change.

## **ROOFING**

What a Winter!!!

With all that rain, so many of us have suffered the inconvenience of roof leaks including those of us on the board. Please know that after considering different options to remedy this situation, including yearly roof inspections and repairs, we feel that replacing the roofs would be in the best of the community and homeowners.

The question of the hour is, how do we fund this project?

With that said, we have hired a project manager who comes highly recommended by other associations who will help obtain bids and develop a plan for the HOA.

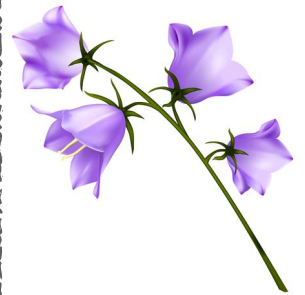
This will be a huge project and an even larger expense so if we're going to do this, we need to do it right!!

Stay tuned for updates.

## **STUCCO REPAIRS**

The Board has voted to move forward with stucco repairs through Empire Works at the cost of \$23,687.00. Their bid also included stucco and weep screed inspections at no additional cost.

As soon as these repairs are completed, we will schedule the painting project as contracted, which will include painting of all the stucco and wood trim in the community..



## **PROPERTY MANAGER**

BRITTANY DURAN with  
Seabreeze Management.

Email:

[brittany.duran@seabreezemgmt.com](mailto:brittany.duran@seabreezemgmt.com)

Phone: 949-616-3506

SEABREEZE MAIN PHONE:

Mon-Fri 9:00-5:00

949-855-1800

\*Please contact her with any questions or issues

AFTER HOURS EMERGENCY  
SERVICE:  
(800) 232-7517



### **IMPORTANT DATES**

4/24 @ 5:30 General Session Board Meeting

5/22 @ 5:30 General Session Board Meeting

**4th MONDAY of every month!**

*Please consider attending the meetings  
via ZOOM each month.*

## **BOARD MEMBERS**

President: Lou Franson

Vice President: Jennie Dillon

Treasurer: Andrea Smith

Secretary: Jennifer Nelson

Member at Large: Clinton Heys