



Tierra Linda

August 2021 Newsletter



TIERRA LINDA COMMITTEES

The board would like to introduce to you the committees and their chairs.

Architectural: Clinton Heys

Communications: Jennifer Nelson

Infrastructure: Jennie Dillon

Landscape: Lou Franson

Social: Andrea Smith

We would like to invite homeowners to participate and join us by submitting their names to the BOD by contacting Brittany Duran.

We would love to partner with you...



BUDGET TALK: MAINTENANCE

Maintenance is part of our Operational Budget and it keeps our community running.

It includes:

Lighting * Common Area Maintenance

Keys/Locks * Pest Control

Restoration * Termite Treatment

Janitorial Service & Supplies

We have contracted with different vendors to cover many of our maintenance obligations to the community.

Our total maintenance budget for this current fiscal year is: \$43,810.00

To ensure we are being fiscally responsible, we continue to look at each contracted vendor, getting new bids to compare pricing, and moving forward to get the most bang for our buck.

VENDOR HIGHLIGHT: BURRILL MAINTENANCE

Did you know we have a handyman?

As a community, we pay for a technician with

Burrill Maintenance,

to perform general building maintenance.

With our contract, we get 16 hours per month at the rate of \$50 per hour.

Type of work we pay for:

Damage/Maintenance repairs

Carpentry

Electrical

Hardware Repair & Replacement

Stucco

Painting

Power Washing



BOARD MEMBERS

President: Lou Franson

Vice President: Jennie Dillon

Treasurer: Andrea Smith

Secretary: Jennifer Nelson

Member at Large: Clinton Heys

PROPERTY MANAGER

BRITTANY DURAN

with Seabreeze Management.

Email: brittany.duran@seabreezemgmt.com

Phone: 949-616-3506

SEABREEZE MAIN PHONE: 949-855-1800

*Please contact her with any questions or issues

IMPORTANT DATES

8/16 @ 5:30 General Session Board Meeting

9/20 @ 5:30 General Session Board Meeting

3rd MONDAY of every month!

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SURFSIDE CONDO COLLAPSE

By now we are all aware of the condo collapse in Surfside, Florida. The lives lost are tragic and unfathomable and the property damages are unprecedented. But did you realize something similar could happen to many homeowner associations, including our own?

Here is what we know: For years the Surfside board and homeowners deferred necessary maintenance, the reserves were only 6.9%, a structural engineer certified the building needed to have a major renovation, the board president informed the homeowners, and the board proposed a special assessment which the homeowners voted down.

So who is being held responsible and who will pay for all human and property damage estimated to be at least \$450 Million. The major insurance company has agreed to pay up to its limited liability of \$30 million, a small portion of the total. All insurance policies cover structural damage as long as the damage was “unforeseen”. At Surfside the potential damage was clearly anticipated yet no action was taken as the Board was afraid of increasing dues/assessment and the homeowners turned down more dues and assessments increases.

Here at Tierra Linda we live in an aging community of 30+ years and are in need of new roofs, new asphalt, painting, all of which are necessary to protect the structural integrity of our buildings and streets. Please remember Tierra Linda is still paying off an \$800,000 loan for the re-piping. We also had to do preventive maintenance this year (\$246,000) for the Termite maintenance. This last expenditure dropped our funded reserves from approximately 67% to approximately 32%. This is better than Surfside and many associations, but still underfunded.

Over the next few months the Board will be sharing our status on various projects requiring reserve expenditures and we will request each homeowner’s input on how we will fund these important maintenance projects necessary to maintain the structural stability of our community. Please participate and provide us with your thoughts and opinions.

RULE CHANGE IN AFFECT “TRASH CANS”

Please be advised of the new rule regarding trash cans.

NEW RULE:

” Trash containers must be put away from view of the common area by 6:00 p.m the following day after trash pickup.

PREVIOUS RULE:

Trash containers should not exceed a 24-hour period in front of the home.

VANDALISM

Please keep your eyes and ears open!! Unfortunately, we had an issue with vandalism a few weeks ago. Our pool gate was tampered with and the hinges were destroyed. This is not only a financial issue we all now have to pay for, but more importantly, a safety issues. There are only 5 board members, but well over 100 homeowners in our community. Please remember this is your community and if you see something suspicious or any damage done to our property, please report it to Seabreeze IMMEDIATELY!

Thank you to the homeowner who notified us about the pool gate so we could get it taken care of in a timely manner.