



Tierra Linda

August 2023 Newsletter



INSURANCE CRISIS UPDATE!

What happened?!!

During our BOD meeting, we found out we only had 59 ballots turned in. We needed 94 yes votes to pass the C&R amendment allowing us to move to H03 policies.

What does this mean?

It means we all get to continue paying the additional monthly assessment of \$374 to cover the insane H06 insurance premium.

What do we do now?

We are extending the vote for another 30 days. That means we have a second chance to get more votes turned in. Now is the time to speak with your neighbors and encourage them to vote.

Please know, the board has done everything possible to get this information to each and every homeowner and the importance of casting a vote. We have had two town hall meetings, posted three newsletter updates directly to your front door, mailed you notices, as well as sent email blasts.

Insurance Questions? Contact:

If you have any insurance related questions, please contact Patrick Prendiville at:

patrick@prendivilleagency.com

Direct: 949-407-6322

Voting:

Need another Ballot? Please contact The HOA Election Guys below:

kevin@thehoaelectionguys.com

Direct: 949-338-7942

Main: 888-380-3332

You can also visit the website below to request another ballot to be sent to your home:

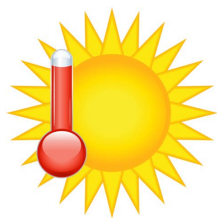
www.thehoaelectionguys.com/ballotrequest

ELECTION RULE CHANGE-28 DAY GENERAL NOTICE

Please be advised that we will be pursuing a rule change in regards to future, annual elections in hopes that we can both save money and time. The notice required by law will be posted on the bulletin board by the pool. You will also receive an email blast with the rule change.

The two main changes are:

1. Rule Change: Allow Election by Acclamation in uncontested elections as permitted by Civil Code 5103. In the event that the number of nominations received does not exceed the number of seats to be filled on the Board, the HOA can save funds by not mailing ballots out to the membership.
2. No write-in candidates or accepting nominations from the floor.



ROOFING UPDATE

We are moving forward with our roof inspections as planned. This last week we had drone inspections of the roofs. Next, Ross Construction Management will send out requests for bids from four qualified roofing contractors.



TURF REMOVAL UPDATE/LANDSCAPING

The inspection on the last turf removal area will be held on July 31st. As soon as we get our rebate check that will cover almost all of the project, we will start Phase 2. Also, please know, we are addressing landscaping concerns with our Landscape company. They will be aerating the lawn soon and developing a plan to improve their service.

EMPIRE WORKS PAINTING PROJECT

In an effort to save money, we will be putting our painting project on hold and cancelling our contract with Empire Works. With the unplanned insurance crisis we are facing, the board feels it's best to hold off and focus on the emergency at hand. We will revisit the painting project in the future.

HOW TO GET COMMUNITY INFORMATION

To keep everyone in the community informed on all the Tierra Linda happenings, there are MANY resources you can access.

1. **Email Blasts:** Email Brittany to be added to the list of those who get important updates via email.
2. **Website:** Did you know we have a website where you can access tons of information on our community? Please visit: <https://tierralindahoa.org/home>
3. **Newsletters:** It's literally news delivered to your front door. It doesn't get easier than that. Read them!



IMPORTANT DATES

General Session Board Meeting
8/28 @ 5:30
General Session Board Meeting
9/25 @ 5:30

4th MONDAY of every month!

Please consider attending the meetings via ZOOM each month.

PROPERTY MANAGER

BRITTANY DURAN with
Seabreeze Management.

Email:

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



BOARD MEMBERS

President: Lou Franson
Vice President: Jennie Dillon
Treasurer: Andrea Smith
Secretary: Jennifer Nelson
Member at Large: Clinton Heys