



Tierra Linda

July 2021 Newsletter



WELCOME NEW BOARD MEMBERS

Congratulations to our two new Board Members!

Clinton Heys and Andrea Smith, now join Jennie Dillon, Lou Franson, and Jennifer Nelson to the Tierra Linda Board of Directors

We now have a full, five member Board and are excited to move forward with new ideas and positive solutions that new members bring to the table. We are excited to continue repairing, beautifying, and building up our community. As we move forward, please remember if you have any questions or concerns about the community or your property, please direct them to our property manager, BrittanyDuran.

MANAGER: *BRITTANY DURAN*
Seabreeze Management.
Email: brittany.duran@seabreezemgmt.com
Phone: 949-616-3506



ASST. MANAGER: *BARBARA MAYO*
Seabreeze Management.
Email: bmayo@seabreezemgmt.com
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IMPORTANT DATES

7/19 @ 5:30 General Session Board Meeting
8/16 @ 5:30 General Session Board Meeting
3rd MONDAY of every month!



Why does the board take so long to make decisions?

It is frustrating, isn't it? Why are we always rehashing landscape, painting, the roofs, or illegal parking and why is the process so lengthy?

From time to time, the Board will address the status on all projects, but for today let's start with a simple one, how decisions are made. We are under the jurisdiction of the Tierra Linda Governing documents (CC+Rs, ByLaws, and Rules and Regulations) as well as the State of California Civil Codes. These are in place to protect homeowners, the board, and the Tierra Linda Maintenance Association.

1. The General Session is the venue for board decisions. The Board can only make a decision if there is a quorum of board members present, which is 3. Notices of meetings are required to be posted in community 4 days prior to meeting. Only items on posted agenda may be discussed and decided. In General Session, the Homeowner Forum allows homeowners to ask questions and make comments. Homeowner participation only occurs in Forum and not during the business meeting.
2. In Executive Session, only, litigation, member discipline, personnel, private meetings with a member, and contracts may be discussed. Executive Session is restricted to the 5 Board Members.
3. Boards are prohibited from taking any action on any item of business outside of an official Board Meeting. This includes email and text communication. If there is a board meeting on 7/19 and a homeowner reports a problem to SeaBreeze on 7/20, then the issue cannot be addressed until 8/19, unless it is a bona fide emergency.
4. Most projects require 3 bids. For example, homeowner reports problem on 7/20, the board analyzes and researches the issues, the request for proposals is approved on 8/20, bids, hopefully, arrive before 9/20, and if not, we wait until 10/20. If there are questions on the bids, then the boards waits until 11/20.
5. If 3 or more Board members meet either live or through email, that is considered a Board Meeting and advanced must have been posted. Any decisions occurring during the meeting are invalid.

We recognize this is difficult, but it is important to proceed legally and properly, for all our protection.

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NOTES FROM THE LANDSCAPING COMMITTEE

DROUGHT

California is in the midst of our second severe drought in the last 8 years. We are anticipating a restriction on water use sometime in the near future which will affect the amount of water we can apply to our landscapes. Over the last 2 months, CCB Landscaping has had a strong focus on replacing broken sprinkler heads, leaks and other water wasting issues. We ask that you contact us if you notice any leaks, broken sprinkler heads or other water wasting issues around your townhouse. We hope to use less water and maintain the great appearance of landscape during the drought.

FUENTE SLOPE PLAN

The Fuente slope from Cascada, and to the south, has been a problem for several years.

The landscape committee along with CCB is developing a long-term plan to revegetate the slope with colorful but low water usage and low maintenance plants. We hope to have the plan completed by the end of July. When it is completed, it will be shared with all homeowners.

HOME ENTRY PLANT PALETTE

Many homeowners have installed many different types of plants leading up to their front doors. Many of us like to put our own “personality” into those areas. Unfortunately, not everyone knows the best types of plants to put in shaded, partially shaded or full sun areas.

A plant “palette” is being designed that will enable a homeowner, if they choose, to purchase plants from the “palette” that best fits their entry way and their “personality”. Once the plants have been purchased, CCB will plant them and the HOA will maintain them.

We hope to have this plant palette available up for discussion for all homeowners by the end of July.

VENDOR HIGHLIGHT

Our pool vendor is Aquatic Balance.

What are we paying for?

Services include:

1. Test, record, and adjust water temperature, level and chemistry
2. Add liquid chlorine
3. Keep pool clean by brushing pool walls, cleaning leaves, scrubbing water tile line, cleaning skimmers, pump baskets, and filter.
4. Check equipment regularly
5. Maintain pool in accordance to county health department
6. Maintain 24 hour emergency service

The days they service our pool and spa are

Monday, Wednesday, and Friday.

If you enjoy the pool & spa and notice something not being cared for well, please let us know by contacting Brittany.

Let's all keep our vendors accountable!

BUDGET TALK: POOL/SPA

Pool expenses are part of our Operational Budget. Not only do we pay for regular maintenance, but we also budget for repairs, supplies, inspections, etc...

Our annual budget for pool/spa expenses is \$8,955.00.

This includes everything mentioned above.

So that would be \$746.25 we put aside monthly for the pool and spa.

*Summer months (April-September) -
Monthly maintenance rate: \$367.50-3 x weekly service

*Winter months (October - March)
\$262.50- 2 x weekly service