



Tierra Linda

July 2022 Newsletter



IMPORTANT ELECTION NEWS

Unfortunately, we did not make quorum.

What does this mean?

It means we didn't receive enough ballots to hold the election.

If you haven't voted,

PLEASE consider sending in your ballot immediately.

We only need 10 more ballots by the July BOD meeting
in order to hold the election.

If you misplaced your ballot, please contact Brittany Duran.

brittany.duran@seabreezemgmt.com

Phone: 949-616-3506



IMPORTANT REMINDER! MUST ACT! **COMMUNITY WIDE TERMITE TREATMENT**

Friendly reminder! If you have NOT done so already, PLEASE schedule an appointment with Accurate Termite to have your home inspected. We have approved the community wide treatment project and this needs to be done BEFORE we move onto the next phase of preparing for our painting project.

**PLEASE be aware that inspections AND treatments
will be conducted between Tuesday, June 21st and Wednesday, July 13th and is
MANDATORY, NOT OPTIONAL.**

Please visit the website below to make an appointment online to provide access to your unit exterior, patios/balconies, and attics. Thank you for your cooperation and please don't delay! The appointment only takes a few minutes and is painless, I promise. ;)

To make an appointment: <https://www.termite.work/tierralinda/>

STUCCO REPAIR

We are excited to announce that the next step towards our painting project will begin soon!! Before painting can begin, we will be repairing the community wide stucco. This project will start on July 18th by Empire Works and will follow the termite inspection/treatment schedule.

This means, if you have stucco damage, it will not be repaired until your termite inspection/treatment has been completed.

They are going in order that the inspections were scheduled so PLEASE make sure you have made your appointment with Accurate Termite.

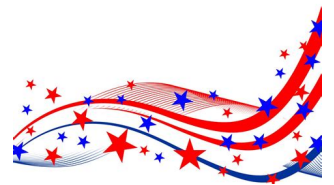
Any questions? Please contact Brittany.





Tierra Linda

July 2022 Newsletter



RULE CHANGE: POLITICAL SIGNS & BANNERS

California Civil Code 4630 requires that the Association provide each member the opportunity to review the text of any proposed rule changes at least 28 days prior to the BOD voting on the adoption of the rule. This rule change has been emailed to those who requested information via email, posted on the bulletin board at the pool as required, and is now provided to you in this newsletter.

1. Political signs and flags must remain respectful. They cannot contain any **profanity or foul messages**.
2. Homeowners may only post two (2) signs or flags on their property.
3. Political signs and flags must not create obstructions and other safety hazards.
4. Political signs and flags should be within the homeowners property limits.
5. No signage is to be placed in the common areas (including the exterior of the buildings). Noncommercial signs and posters may not be more than nine (9) square feet in size. Noncommercial flags or banners may not be more than fifteen (15) square feet in size.

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

IMPORTANT DATES

7/25 @ 5:30 General Session Board Meeting

8/22 @ 5:30 General Session Board Meeting

4th MONDAY of every month!

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

THE PARKING DILEMA CONTINUES....

We understand our parking issues continue to be a hot topic and area of concern. And we acknowledge it is a challenge to say the least, especially on Regato and Cascada.. But please know we are doing our best to remedy the situation.

We have:

1. Considered a patrol service but at this time do not feel it is fiscally responsible to spend that money for something that will most likely not solve the problem.
2. We have asked that residents notify us when they see a parking violation so we can send them a violation notice and follow appropriate protocols.
3. Invested in signs at the pool area and have have given tow warnings to those who continue to violate the parking rules, being inconsiderate of their neighbors.

With that said, if you find parking a continual thorn in your side, please consider parking one, even TWO of your cars in your garage. Please understand many homes don't have a driveway, yet have multiple drivers in their home. As long as people are moving their vehicles every 72 hours, they are not in violation. So if you are blessed with both a garage AND a driveway, again, please consider your garage as an alternative instead of complaining about your neighbors. We are all doing the best we can with the space we have, and sometimes, there's just no perfect solution..

BUT please, if you do notice someone who is continually violating the rules and are storing vehicles in spaces that are for residents driving their cars....or parking in pool spaces meant for our neighbors using the pool, notify Brittany and we will continue to follow the proper protocols.

Tierra Linda

July 2022 Newsletter