



# Tierra Linda

## March 2021 Newsletter



### February 2021 Priorities

1. Complete Rafter Tail Project
2. Send 20/21 Audit to Membership
3. Complete 21/22 Budget and send to membership
4. Implement new California laws impacting HOA's
5. Implement Ethics Policy for Board Members
6. Obtain bids for wood painting project
7. Landscape Committee to develop Community wide landscape plan for board approval

### RULE CHANGE "TRASH CANS"

**CURRENT RULE:** "Sanitary Trash containers must be maintained in an area not visible from any neighboring residential unit or road. Trash containers may be placed at curbside the evening before pickup. **Trash containers should not exceed a 24-hour period in front of the home.**

**NEW RULE:** "Trash containers must be put away from view of the common area **by 12:00 p.m. noon the following day after trash pickup.**

California Civil Code § 4360 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 Board of Directors voting on the adoption of the rule(s). As such, the Board is posting for your consideration the proposed adoption and/or revision of the trash barrel removal rule.

Please review posting at the pool for exact verbiage. "

### IMPORTANT DATES

3/15 @ 4:00 Board Meeting

4/19 @ 4:00 Board Meeting

**3rd MONDAY of every month!**

*Please consider attending the Board*

*Meetings via ZOOM each month.*

*We only have a small number of homeowners*

### ELECTION UPDATE!!!

The election is coming up!

Each Tierra Linda Homeowner impacts the health, beauty, and safety of our community.

We need your help!!

Please considering volunteering for a position on the Tierra Linda Board of Directors.

Candidate applications will be due in April.



### SUPPORTING ORANGE COUNTY FIRE AUTHORITY'S COMMUNITY RISK REDUCTION PLAN FOR WILDFIRES

SAMLARC has removed most of the larger shrubs (over 24 inches) from the boulevards on Arroyo Vista. They will also be trimming the trees up to 12 feet off the ground to help prevent wildfire transmission. The trees that are located on the Tierra Linda Property line that abuts the SAMLARC property on Arroyo Vista will also be trimmed up to 12 feet high in the next week or two. The trimming will be done by Villa Park.

The work on Arroyo Vista should be completed this month.

### BOARD MEMBERS

President: Jennie Dillon  
Vice President: Stacy Hiraoka  
Treasurer: Lou Franson  
Secretary: Jennifer Nelson



### NEW PROPERTY MANAGER

BRITTANY DURAN

with Seabreeze Management.

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

Phone: 949-616-3506

SEABREEZE MAIN PHONE: 949-855-1800

\*Please contact her with any questions or issues

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### **How well do you Know the Tierra Linda Rules and Regulations?**

In order to become more knowledgeable about our association rules, we'll be reviewing one of our HOA rules each month..

#### *Termite & Pest Control: True or false*

1. The TL Corporation is responsible for all prevention and eradication of termites and other pests in every area of the community. T or F?
2. The first step in termite prevention is elimination of dry rot. T or F
3. Rodent infestation within individual unit dwellings, e.g. attics, ceilings, walls, flooring, etc, is the responsibility of homeowner. The TL Corporation is responsible for sealing external unit dwelling points of entry and all common areas.
4. Our only pest control company is Animal Pest Management (APM) T or F?

#### BONUS QUESTION

- #5. Definition: A rafter tail is inside the attic holding up the roof. T or F?

#### **Answers**

1. False. The association is responsible for common area property, e.g. exterior unit dwellings, pool area structures, landscaping, etc. The Homeowner is responsible for dry rot and termite inspection, prevention, repair, and painting of balconies, patio covers, and internal ceilings, floors, walls, etc.
2. True . TL common area wooden structures are to be inspected annually for termite infestation (finances permitted). Patio covers, balconies, and all interiors of unit dwellings are responsibility of homeowner for termite infestation and dry rot.
3. True.
4. False. When you see APM workers it involves termites and dry rot. A Dewey worker means rodents.
5. False. Rafter tails are the non-supporting exterior rafters sticking out beyond the roof line. Due to their exposure to direct sun and rain they are one of the first areas for dry rot. These were removed and treated in our current rafter project. Don't worry if you did not know what a rafter tail was, as I did not either before this project. Now we are all experts!

Jennie Dillon, President