



# Tierra Linda

## March 2022 Newsletter



### SPRING LANDSCAPE UPDATE

*Spring is here and here comes our busy season for our landscape.  
Below are some notes of important tasks for the landscape at Tierra Linda.*

Turf - starting the first week of March we will be mowing the turf area weekly as the ground temp warms the grass begins to grow faster. We will also begin to lower our mowing heights to promote transition of the warm season turf.

Weeds - we will be spraying the turf areas throughout for broadleaf weeds and adding pre emergent to control weeds in the grass for the growing season. We will also be spraying and treating the planter with weed treatment and pre emergent (non toxic).

Irrigation - with the warmer weather we will be increasing our irrigation water days. Please notify management of sprinkler issues and CCB will respond for repair.

Please note for all areas that are being treated CCB will be posting notices so look for the signs.

Christian Burke, CCB Landscape Services Inc

### ELECTION UPDATE

Our annual election is coming up for the Tierra Linda Board of Directors positions. There will be two positions up for a vote.

If you are interested in serving your community in this manner, please considering joining us.

Request for Candidates will be mailed out this month.

More info to come!!



### GAS LINE INSURANCE

Recently, you may have received a letter from SoCalGas, or one of its' affiliates, promoting insurance for your gas lines from the gas meter to your home and the gas lines within the walls of your townhouse. The promotional letter basically said your home is 30 years old and gas lines do age and need to be replaced at some point. They are providing insurance to protect you in case there are any issues with the gas lines because "you own them".

This is patently false for the Tierra Linda HOA. The HOA has the responsibility to manage and repair any lines leading into your condominium and any lines within the walls of your condominium.

**You do not have to purchase this insurance.**

Lou Franson, President

### PROPERTY MANAGER

*BRITTANY DURAN* with  
Seabreeze Management.

Email:

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

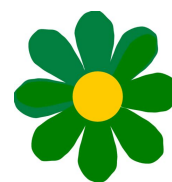
AFTER HOURS EMERGENCY  
SERVICE:

(800) 232-7517



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### TIERRA LINDA RESERVES

As we communicated in the past, the reserves are not adequate to meet the needs of our community. This is due to the necessary (but not budgeted) rafter tail project expenditure approved by a prior board at a cost of \$267,000, and general aging of community infrastructure.

Our current reserves are at 37.9% or \$427,915. Fully funded reserves would be \$1,129,080. To remedy this, the Board researched various solutions such as a special onetime assessment, significant dues increase, a loan, but all were deemed too costly or not practical.

The Board also consulted experts in the following areas: Street engineering and construction, painting, stucco repair, roofing, and pools. Upon this input and the recommendation of our Reserve Analyst, the Tierra Linda Board has determined to complete the following expenditures within the current and next 3 fiscal years:

FY 2022- 23 Stucco repair and painting of stucco and trim \$400,000

FY 2023-24 POOL deck, caulking, furniture \$165,000

FY 2024-25 Cabana, plumbing fixtures, bathrooms, pool replaster and tile \$95,000

FY 2025-26 Street renovation \$314,000

Per annum -Termite Control \$26,000

Per annum- Roofs \$18,000

By 2025-26 our percent funded will be down to 4%. From then on it will gradually increase to 69% by 2035.

Your board is comprised of homeowners just like you, and we do not like significant dues increases, (this does not preclude smaller annual dues increases) or special assessments either. Inflation is increasing, the community is aging (30+ years), and now many infrastructure costs are coming due. We will always be transparent, providing you with the good, bad, and the ugly.

All homeowners are provided with a copy of the full Reserve Analyst's report. Please review it carefully and come to our meetings or send questions to Brittany Duran @ [brittany.duran@seabreezemgmt.com](mailto:brittany.duran@seabreezemgmt.com)

Jennie Dillon, Vice President

### IMPORTANT DATES

3/21@ 5:30 General Session Board Meeting

4/18 @ 5:30 General Session Board Meeting

**3rd MONDAY of every month!**

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



### BOARD MEMBERS

President: Lou Franson

Vice President: Jennie Dillon

Treasurer: Andrea Smith

Secretary: Jennifer Nelson

Member at Large: Clinton Heys