



Tierra Linda

June 2021 Newsletter



JUNE 2021 Priorities

1. Annual Election (ballot was mailed in May)
2. Dues increase effective last month (May)
3. Begin reviewing vendor contracts and develop plan to keep them accountable to what they are being paid for and to ensure we are being financially responsible.
4. Landscape Plan in progress
5. Master Project Plan in progress

VENDOR HIGHLIGHT!

Each month we will highlight one of our vendors. We feel it's important for you to know what you're paying for and what they are supposed to be doing for us.

This month, we are listing them all here for your knowledge and each month after, we will pick one that we will go into detail about, sharing what their responsibilities are, what days they are on site, and how much we pay them.

Landscapers: CCB Landscaping

Pool Cleaning/Service: Aquatic Balance

Handyman: Burrill Maintenance

Janitorial: Personal Touch Janitorial

Lighting: 3 Phase Electric

Pest Control: Dewey Pest Control

Property Management: Seabreeze Management

Insurance: Prendiville Insurance

Legal: Roseman Law Group

BOARD MEMBERS

President: Jennie Dillon
Vice President: Lou Franson
Treasurer: Lou Franson
Secretary: Jennifer Nelson
Member at Large: Stacy Hiroka

IMPORTANT DATES

6/21 @ 5:30 General Session Board Meeting
7/18 @ 5:30 General Session Board Meeting

3rd 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: 949-855-1800

*Please contact her with any questions or issues

ELECTION REMINDER

Your ballot must be received by the Inspector of Elections on or before

Monday, June 21, 2021 at 3:00 p.m. to be counted OR you may hand-deliver

your ballot to the Inspector of Elections at the

Annual meeting prior to the polls

closing at 3:00 p.m.

BUDGET TALK

Because this board desires to be transparent and keep our neighbors knowledgeable about where their monthly dues go, we have decided to do a monthly "Budget Talk" section of our newsletter where we pick one budget topic, and provide education on it. This month, we are introducing the two different categories to our budget.

OPERATING FUNDS: *Used to finance the daily expenses of the HOA. This includes payment for property management, maintenance of shared spaces, janitorial services, legal and management expenses, and insurance premiums.*

RESERVE FUNDS: *The reserve fund is essentially a savings account. It is where the HOA saves money for more costly repairs, replacements, and to upgrade a common area for the benefit of the entire community (such as the pool area, landscape projects, street repairs, roofs, and painting of the homes).*

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COMMUNICATION REMINDER! PLEASE READ!

Please know that board does everything possible to communicate with you.

Per California law, the board is only obligated to post notices in a common area.

For Tierra Linda, that common area is the pool bulletin board.

We know you don't go there weekly, if at all, to check notices on what's going on in our community. And we didn't either, which is why it was important for us to do MORE to keep you in the loop, even though it is not required of us. We wanted to be informed homeowners when we were on the other end of things so we figure you do too.

BUT it's important for you to take responsibility as well.

That means reading the monthly newsletter and adding your name and email to the "Email Blast" list so that you can get information on meetings and other pertinent news.

We not only post notices at the pool bulletin board as required, but we also provide this newsletter as well as email blasts. We ask that you read the monthly newsletters and add your email for the email blasts so you can get information. It has been frustrating to hear homeowners tell us they didn't know about things when the news is literally delivered to your door (via newsletter). We're doing our part, please do yours.

And as always, we are always open to creative solutions you have to keep you better informed.

Also, please remember three out of four of us board members are new to serving on the Tierra Linda board and have been serving for less than a year. In that time, we feel we have made many positive changes for our community and desire to continue to take steps to be better communicators, be fiscally responsible, hold our vendors to higher standards, and to begin the hard work in repairing our community.

Feel free to join us or offer us positive solutions and ideas.

If you are interested in helping or would like to add your name for the email blasts, please contact our property manager Brittany Duran.

Email: brittany.duran@seabreezemgmt.com Phone: 949-616-3506

RULE CHANGE "TRASH CANS"

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. "

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 6:00 p.m the following day after trash pickup.**

POOL NEWS!

The board has unanimously decided to move all pool furniture back out to pool area to be used by our community.

There will be a statement posted at the bulletin board regarding this.

Please take the time to read it.

We feel each person should be responsible for their own safety and health so please know you are taking full responsibility for yourself when using the pool area and equipment.