



# Tierra Linda

## May 2022 Newsletter



### SPRING LANDSCAPE UPDATE

*Spring is here and it's time for Lawn Aeration.*

*CCB will aerating the front yards and common areas starting in May.*

*What Is Lawn Aeration?*

Lawn Aeration requires punching holes in your lawn's surface, reducing surface compaction and allowing air to permeate the ground. These holes also create a path for water and fertilizer to easily reach the root zone beneath the turf, helping ensure a thick lawn.

Be prepared to see some turf cores (don't worry it's not dog waste...) in your front yards but know that green healthy grass is soon to come. Thank you for your patience during this process.

### BUDGET COMMITTEE VOLUNTEERS NEEDED

We are looking for volunteers to be on the financial committee.

If you are financially savvy and would like to serve your community in this way, PLEASE contact Brittany Duran!



### AQUATIC BALANCE CONTRACT RENEWAL

After looking at pool service vendors and getting bids on pool maintenance, we have voted to stay with our current vendor, Aquatic Balance.

Their price was the lowest out of other companies we received bids from.

Because of inflation and the cost of chemicals rising at over 100% from the previous year, they will begin billing us separately for chemicals used which will add additional costs to our pool service, but fortunately, they are NOT increasing the rate they charge for monthly service.

Monthly Rates Include:

Summer (April-Sept) = \$367.50 (3x weekly service)  
Winter (October-March) = \$262.50 (2 x weekly service)

### POOL PARKING RULES

Just a friendly reminder that parking at ANY of the pool parking spaces is prohibited from 9:00 a.m. to 9:00 p.m. unless you are actually **using the pool.**

This rule is not intended to make life difficult but to be considerate to our neighbors and guests who drive to use the pool. If people use the pool parking as personal parking spaces, instead of using the street parking spots, driveways, or their garages, then the rest of the community has no where to park when using the pool.

Please be advised we have posted a sign as a warning that vehicles can and will be immediately towed without notice if in violation. Again, this is out of consideration to everyone in the community who wishes to use the pool. Please contact Brittany with questions or concerns.

### 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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### **MEMORIAL DAY POOL PARTY**

The Social Committee is excited to host a pool party on Memorial Day from 11:00-3:00. Mark your calendars and come for food, drinks, and fun!!!

### **DUES INCREASE**

By now, all homeowners were provided with a copy of the approved Tierra Linda Budget and dues increase for fiscal year 2022/23. After **repeatedly** reviewing the reserves study, current and proposed budget, and costs to maintain our community, there was no choice but to raise dues.

As we communicated in the past, the reserves are simply not adequate to meet the needs of our community. Adding to this issues is the reality of skyrocketing inflation. For example, our insurance costs have gone up almost \$30 thousand this year. Why? Because the cost to replace anything related to your home and our community has significantly increased. We all know, EVERY area of our lives have been impacted by inflation and costs to maintain our community are no exception and inevitably, these astronomical costs trickle down to all of us.

The good news is, we have created a plan to keep our community in order and maintained.

#### **The 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

Please know the board is comprised of homeowners just like you. We do not enjoy dues increases and want to avoid them at all costs, but unfortunately we are between a rock and a hard place.

As always, we do our best to be transparent with you all and will never hide the ugly truths.

If you have any questions or concerns, please address them to: Brittany Duran @ [brittany.duran@seabreezemgmt.com](mailto:brittany.duran@seabreezemgmt.com)

### **IMPORTANT DATES**

5/23@ 5:30 General Session Board Meeting

6/27 @ 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