



Tierra Linda

May 2023 Newsletter



INSURANCE CRISIS UPDATE

We wanted to continue to keep you updated on the insurance crisis we are dealing with.

Roseman Law Firm has confirmed that the CC&R re-write, to switch from an HO6 policy to an H03 policy, will be completed on May 19, 2023. Once reviewed and approved at the May 22, 2023 Board Meeting, Management will be mailing out ballots to the membership to vote on this CC&R change.

IT IS ESSENTIAL EVERYONE VOTES YES!!!

Please make sure to submit your ballots in favor of changing from an HO6 policy to an H03 policy in an effort to end the Insurance Emergency Special Assessment.

The Members will be given 30 days to submit their ballots back to the inspector of election to determine whether or not quorum has been met.

More information and details on the timeline of this vote to come.

POOL DAMAGE

We hope this communication finds you well. We are writing to inform you about a recent incident that occurred at our community pool, which requires immediate attention and serves as a reminder of our pool rules and regulations.

It has come to our attention that some individuals within our community engaged in unacceptable behavior at the pool area. Unidentified persons threw pool lounge chairs and tables into the water, resulting in severe damage to the chairs and contamination of the pool water with rust particles. This incident not only jeopardizes the safety of our residents but also compromises the integrity and enjoyment of our shared amenities.

We want to emphasize that such actions are strictly prohibited, as outlined in our community rules and regulations. The pool area is meant to be a place of relaxation and enjoyment for all residents, and it is essential that we maintain a respectful and safe environment for everyone's benefit. It is also important to note that behavior like this is costly to all of us. The expense to repair damages will be paid by all of us.

Parents, if you have children or teens, now is the time to discuss how this behavior affects everyone.

We would like to remind all residents of the importance of adhering to the pool rules and regulations in order to prevent further incidents and maintain a pleasant experience for all.

Please take a moment to review the following reminders:

- No throwing of any objects into the pool, including pool furniture.
- Respect the pool area and refrain from engaging in any behavior that may cause damage or disturbance to the facilities.
- Report any suspicious or inappropriate activity to the HOA immediately.
- Follow all posted signage regarding pool usage, including hours of operation and safety guidelines.

We kindly request your cooperation in reminding all members of your household and guests about these rules. It is crucial that we all work together to preserve our community's shared resources and ensure a positive living experience for everyone.

BARKING DOGS

We hope this message finds you well and enjoying your time within our wonderful community. As responsible pet owners, it's crucial that we address an important matter that affects the quality of life for all residents - dog barking nuisance noise.

It has come to our attention that some neighbors have experienced disturbances due to excessive barking from certain dogs within our community. We understand that occasional barking is normal behavior for our furry friends, but persistent and prolonged barking can be a nuisance, causing inconvenience and distress to those nearby.

We kindly request your cooperation in being mindful of your dog's barking habits and the impact it may have on your fellow residents. Here are a few friendly reminders and suggestions to help maintain a peaceful and harmonious environment for everyone:

Familiarize Yourself with Local Regulations: Please take the time to review the local ordinances and regulations regarding dog barking in our area. Understanding these guidelines will ensure that you and your pet comply with the established standards.

Address Potential Triggers: Dogs may bark due to various reasons, such as boredom, loneliness, or anxiety. Identifying and addressing the underlying causes of excessive barking can significantly reduce the occurrence of nuisance noise. Regular exercise, mental stimulation, and appropriate training methods can help keep your dog content and calm.

Seek Professional Assistance: If your dog's barking habit persists despite your best efforts, we encourage you to consult a professional dog trainer or behaviorist. They can provide valuable insights and effective strategies to manage and modify your dog's behavior.

Respect Your Neighbors: As members of our close-knit community, it's essential that we show consideration and respect for one another. Be aware of the impact your dog's barking may have on nearby residents, particularly during early morning or late evening hours. Taking preventive measures and promptly addressing excessive barking can make a significant difference in maintaining positive neighborly relations.

Open Communication: In case you receive a complaint or notice from a neighbor regarding your dog's barking, we urge you to approach the situation with an open mind and a willingness to find a mutually agreeable solution. Engaging in constructive dialogue and addressing concerns promptly can help resolve any issues before they escalate.

Remember, we all share a common goal of fostering a peaceful and enjoyable living environment. By being mindful of our pets' behavior and considerate of our neighbors, we can create a community where everyone feels respected and valued. Thank you for your attention to this matter. Your cooperation in addressing dog barking nuisance noise complaints is greatly appreciated.



PROPERTY MANAGER

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SEABREEZE MAIN PHONE:
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*Please contact her with any
questions or issues

AFTER HOURS EMERGENCY
SERVICE:
(800) 232-7517

ELECTION NEWS

The Annual Election will be held on Monday, June 26, 2023 for the purpose of electing 5 owners to the Board of Directors by Membership vote, with the initial three (3) members having the highest number of votes to serve a two (2) year term and the remaining two (2) members serving a term of one (1) year.

The Ballots will be mailed to the membership at the end of May.

Please be sure to submit your ballots to the inspector of election:

The HOA Election Guys, Inc
27472 Portola Parkway #205-412
Foothill Ranch, CA 92610



PAINTING PROJECT

EmpireWorks began the wood trim repairs on May 7, 2023. Notices will be posted on the buildings 48 hours prior to Empireworks beginning work on your building.

The wood repairs are estimated to be complete in approximately 3 weeks from the start of May 7th.

Empireworks will also be conducting a thorough inspection of all stucco repairs needed before the painting project begins.