



September



Tierra Linda

September 2023 Newsletter

WHY HAVEN'T YOU VOTED?

During our BOD meeting, we found out we only had 81 ballots turned in.

We needed 94 yes votes to pass the C&R amendment allowing us to move to H03 policies.

We have the addresses of all homeowners who have not voted and we'd like to ask you what more do you need from the board in order to vote? We have had two town hall meetings attended by our insurance broker and legal representative. We have also sent out newsletters with options for insurance, where you can go to get any questions you have answered, and our current status of being significantly underinsured while paying outrageous premiums. In choosing not to vote, you are also choosing for your neighbors.

What does this mean?

It means we all get to continue paying the additional monthly assessment of \$374 to cover the H06 insurance premium that only gives us 5 million in coverage, basically covering 5-7 homes out of the 139 in our community.

What do we do now?

We are extending the vote for another 30 days. That means we have a second chance to get more votes turned in.

Insurance Questions? Contact:

If you have any insurance related questions, please contact Patrick Prendiville at:

patrick@prendivilleagency.com

Direct: 949-407-6322

Voting:

Need another Ballot? Please contact The HOA Election Guys below:

kevin@thehoaelectionguys.com

Direct: 949-338-7942

Main: 888-380-3332

You can also visit the website below to request another ballot to be sent to your home:

www.thehoaelectionguys.com/ballotrequest

ROOFING UPDATE

We are having our first meeting with the roofing project manager on Thursday, 9/14. He will share his findings and should have a plan on moving forward with roof replacement.



TURF REMOVAL

PPROJECT

The rebate check for our turf removal project is on its way!!!!

As soon as it's received, we'll be approving the 2nd project and will let you know the dates and location when approved.

FIRE HAZARD ALERT!!! ELECTRICAL PANELS

FIRE RISK WARNING: We have been made aware of some concerning fire hazards when it comes to many of our electrical panels. We feel it is important to share this info with you considering we are significantly underinsured and are already dealing with so many insurance issues when it comes to fire risk.

THE CONCERN: Most homes built between 1986 and 1995 were built with a Challenger Electrical Panel (this includes us)! We have learned that many of these panels are defective (over 2 million) and recalled by the U.S. Consumer Product Safety Commission. They can overheat, potentially causing melted wires, damaged insulation and a heightened risk of fires. They are also notorious for their breaker failures leading to potential fires and electrical hazards as well as malfunctioning issues that can lead to electrocution. Many Challenger panels do not meet electrical code requirements making them non-compliant with safety requirements.

WHAT TO DO: Consider reaching out to a licensed and insured electrician. They can replace your electrical panel which can not only save you from a fire, but help improve the efficiency of your electrical system. Replacement is not cheap, but neither is a fire. For more questions, please reach out to Brittany.

COMMITTEES!

WE'D LOVE YOUR HELP!

Do you have a specific skill set or knowledge base you could share with our community?

If so, we'd love your help!!

We have a lot going and want to involve YOU!

Are you good with finances, roofing, landscaping,
or insurance?

Please notify Brittany if there's a way you'd like to help.

We'd love to get more people involved in sharing their knowledge and helping the board make informed decisions.



IMPORTANT DATES

General Session Board Meeting
9/25 @ 5:30

General Session Board Meeting
10/23 @ 5:30

4th 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:

Mon-Fri 9:00-5:00

949-855-1800

*Please contact her with any questions
or issues

AFTER HOURS EMERGENCY

SERVICE:

(800) 232-7517



BOARD MEMBERS

President: Lou Franson

Vice President: Jennie Dillon

Treasurer: Andrea Smith

Secretary: Jennifer Nelson

Member at Large: Clinton Heys