

Corona Laurelwood Homeowners Association

Board of Directors Newsletter with Diversified Association Management Fall 2016

RIGHT ON BUDGET

The Board of Directors is pleased to report that the measures taken in the past four years have allowed our reserves to be at 101% of the requirement recommended by the reserve study company. This safety blanket means that all replacements and maintenance of structures, roofs, streets, etc. can be completed without extra assessments outside of the monthly dues.

WALK THE LANDSCAPE

On October 5, 2016, 6:00pm the ad-hoc Landscape Committee led by Board Member Salvador Lopez and Property Manager Alec Robbie walked the community. Committee members were divided into 4 groups to walk a quadrant of the community. They identified problems as Priority One: dangerous conditions, electrical, safety, lighting, and security, Priority Two: dead bushes, dead groundcover, dead plantings, underplanted areas, concrete raised, and Priority Three: dead grass, messy mulch, mud and water run-off on sidewalk, missing signs. Maps were marked with the location and issues to be resolved. Alec has been and will continue to advise our vendors Rebel Landscape, Horizon Lighting and AMS Paving of these problems and create work orders with the Board's direction.

WATER-WISE

On October 25, 2016 8:00am, Alec will be walking with representatives from Corona Department of Water for a review of our irrigation and audit our water usage. It appears that Rebel Landscape has been overwatering to help regrow the reseeded grass patches. You can help by spraying a little of your own water on these reseeded areas to keep the sprouting grass moist.

In this budget year, \$60,000 is budgeted for landscape renewal and replanting. In June, the Board received plans from a local landscape designer who provided drafts of 5 areas that could be converted to drought-friendly plants and trees. These designs are far more appealing makeovers than the turf removal/drought-tolerant replanting on Magnolia, Fullerton and some areas of Stonepine. The Board of Directors and Property Management are actively working to strike a balance among expectations for a green landscape, sustainability during on-going droughts and working within budget. We are very aware of the issues and will work to keep Laurelwood green.

SMILE YOU'RE ON CANDID CAMERA!

We welcome Salvador Lopez as Laurelwood's newest Board Member. He has served as our webmaster for several months, improving our website www.coronalaurelwoodhoa.com and increasing communication to and from residents and Property Management. Board President, Matt White, is working with Salvador to focus on video surveillance improvements. Matt installed new cameras facing the pool and facing Silktree. The Board intends to add a 3rd camera to the Fullerton entrance. Neighborhood safety is clearly a priority to community residents. Though we cannot place gates at entrances, we will be able to retrieve video of who comes and goes through our streets, valuable to law enforcement when a crime is reported. If you report a crime to Corona PD, make sure you also report to Alec Robbie the Property Manager the same day.

PESKY CRITTERS

Rodent Pest Technologies www.RodentPestTech.com is Laurelwood's vendor to spray the landscape perimeter monthly for ants, spiders and other landscape insects. The Board of Directors recently approved additional service of placing rat bait boxes on the northwest end of Stonepine. If you would like to have Rodent Pest Technologies provide service to your personal garage, patio or home, please give them a call at (888)583-9717. If they are already scheduled to come to our community to service common areas, they will give you a significant discount for servicing your property.

POOL YOUR RESOURCES

The Board has approved a contract to repair and resurface the pool this winter, adding one new LED light in the pool and another in the spa. Recently, on-the-wall trash receptacles were installed to keep restrooms closed, preventing pool-users from propping the door open. We have found unauthorized pool use by non-residents and by after-hours fence jumpers to be a frequent problem. Video has helped us find some individuals and allow Patrol One to cite for improper use. In a given month, the Board must spend, for \$425 for pool maintenance, \$300 for custodial care and anywhere from \$200 to \$1000 for repairs and clean-up because of misuse of facilities. Adding bubbles to the spa or removing equipment costs us all. If you see improper pool use, please call Patrol One (714) 541-0999,

The General Meeting is open to homeowners with the Board of Directors and Property Management every Second Tuesday of the month, Corona Public Library, 6:00pm, Taber Room

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Dear Resident,

We would like you to know that we appreciate contacts from our homeowners and renters to let us know how our community is doing. We want homeowners to regularly communicate our Association expectations to all occupants of their property. A reminder to do the right thing is much better than receiving a consequence for doing the wrong thing. Every month, there are numerous instances of inappropriate actions by residents and their guests that cost money and detract from the appeal of our neighborhood. Make sure the occupant of your home knows how to use the common areas and amenities properly, such as parking spaces, pool/spa, lounge seating, cabana restrooms, lifesaving equipment, lighting fixtures, grass/turf, trees/shrubs, signage. All rules posted must be followed by residents and their guests.

If you have an issue that you have reported and your complaint is not resolved in a timely manner, please email your concern to our Association Website at www.coronalaurelwoodhoa.com/contact so we may investigate why the concern has not been processed. We want to know that our vendors are completing the work for which they are contracted. Thank you for being our neighbor in Corona Laurelwood, a nice place to live.

Sincerely, Your Board of Directors,

Matthew White, Salvador Lopez, Patricia O'Herron

Alec Robbie, Property Manager
Diversified Association Management
(714) 544-7755 x:112 Fax: (714) 544-7771
alec@drpmsocal.com

www.coronalaurelwoodhoa.com/mailling-list

Patrol One, Parking & Pool Violations
(714) 541-0999 Option 6

Corona City Information www.discovercorona.com

Corona PD—911 or non-emergency (951) 736-2330 Option 3

PARK IT HERE

If you park in the street and not in a stall, you can be towed at any time! Don't take a chance. It's a safety issue for emergency vehicle access. But, regarding parking spaces, Patrol One's policy is to grant first-timers a warning before towing a vehicle not displaying a valid parking placard facing out from the rear view mirror. If you park a second time without the placard you will be towed. But cheer up—the cycle renews every 90 days, so you can forget that parking pass once every 3 months! But, better be safe than sorry. Find out more at www.Patrol-One.com.

OPERATION TRASH AWAY

Resident compliance in hiding trash and recycle cans has improved greatly. Last month, nearly 1 in 5 residents was not putting away their trash and recycling cans the day after pick up. If you received a reminder notice from Diversified and got the message—thank you! This is one way that our neighborhood is improving in appearance.

BOARDS

New aluminum and cork bulletin boards have been ordered and will be installed to replace the old bulletin boards. To help see them at night, we will be installing lights facing the bulletin boards. Look for Board communications on the new boards!

DO YOU HAVE ENOUGH INSURANCE?

The Association has a Master Policy for fire and damage of your exterior structures down to the studs. Your interior, meaning drywall, paint and flooring, is not covered by the Master Policy. You must have your own condo insurance for any improvements you have made to your interior. Then you should have additional insurance for personal property not attached to the walls and floors—like electronics, clothing, appliances, etc. Be advised—the Association has never purchased CA Earthquake Authority insurance for structures! If you want coverage, go to <http://www2.earthquakeauthority.com/insurancepolicies/condo/Pages/default.aspx>. You can work with your existing insurance agency to add this coverage. The most you can insure for earthquake is \$100K for structures and \$100K for personal property.