

# Corona Laurelwood Homeowners Association

Board of Directors Newsletter with Diversified Real Property Management Spring 2017

The Annual Meeting/Election was scheduled on Tuesday, February 14, 2017. The minimum for ballot returns, or quorum, was not reached. The Board of Directors voted not to convene another annual meeting or attempt another election at this time, but adjourn and move ahead with the monthly meeting. Two appointments were made to the Board of Directors, Manuela Wenner and Diana Nieves. With vacancies filled, we are pleased to announce a complete Board of Directors that consists of: Jeff Smith—President, Salvador Lopez—Vice-President, Patricia O'Herron—Treasurer, Manuela Wenner—Secretary, and Diana Nieves—Member at Large.

The Board of Directors Meetings are held every second Tuesday of every month at 6:00pm at the Corona Public Library, in the Taber Room, by the Children's Section. Homeowners are encouraged to attend and may voice their concerns during the Open Forum at the start of each meeting. Residents can contact Property Management by submitting their comments, questions and/or concerns thru our website at [coronalaurelwoodhoa.com/contact/](http://coronalaurelwoodhoa.com/contact/) or calling Alec Robbie, Property Manager (714) 544-7755 x112



Our website [coronalaurelwoodhoa.com](http://coronalaurelwoodhoa.com) is constantly updated with information and resources for our Residents and Homeowners. Check for the latest updates to keep in touch, and sign up for our email mailing list to receive quick updates at [coronalaurelwoodhoa.com/mailling-list](http://coronalaurelwoodhoa.com/mailling-list)



We thank our homeowners who pay HOA dues through auto-pay or mail their checks in on time faithfully. Please keep in mind that not paying HOA dues can be as risky as not paying your mortgage. If you run 2 months behind, Diversified Real Property Management will send a pre-lien letter. You can ask to work out short-term arrangements until you can pay off what you owe. But if your home is subject to an actual lien, you will be responsible for the amount in arrears, plus the legal fees to maintain the extra paperwork and attorneys managing your delinquent account. Best advice—stay on top of your finances and pay your dues like it was a mortgage.

**Pool Renovation**—Alan Smith Pool Plastering will be on site to renovate our pool, spa, pump room and cabana just in time for summer break. Work is scheduled to begin on March 21, so the pool area will be closed for a week. Visitor parking in front of the pool area will be blocked for equipment. To ensure that the renovated pool and spa stay clean and welcoming to Laurelwood residents, the Board is increasing video surveillance, issuing new pool cards and adding ironwork to discourage vandalism and improper entry. Adding soap, removing life-saving equipment and jumping over the fence are unacceptable. Residents will be called to a hearing and may be fined for reparations if there is evidence of vandalism and improper entry. Parents, make sure your children and their friends understand the privilege of using the pool and are supervised properly.



**NEW PASSES ISSUED**—Management will be at the pool on Thursday, March 30, 6:00-8:00pm to issue new pool cards and new parking passes. The owner of record must provide ID to pick up the new passes and return the old pool and parking passes. Out of state owners are to call Alec to make arrangements for pass pick-up. Passes will not be issued to family members not listed on the title of the property. If you are unable to pick up passes March 31, you can pick up at the Diversified Real Property Mgmt. office 180 E. Main Street, Suite 101, Tustin, CA 92780 beginning March 31.





**Laurelwood is Lit!** - Horizon Lighting our past vendor is being replaced by Trout Electric. Areas that have been dark in the past are being identified for new lighting, improving the appearance and safety in our streets.

**Landscape Update**—Recently, the Board has undertaken many improvement projects designed to maintain and refresh our community. A new landscaping company, Five Star Landscaping, has been contracted. Five Star is repairing and replacing dozens of sprinklers, nozzles and controllers along with replanting areas ravaged by the drought. Roundup and Speedzone Broadleaf herbicide have been used in areas to eradicate weeds. We have received numerous positive comments from residents about the work being done by our new landscapers.



**Trees**—Great Scott trims the trees in our greenbelts, and the HOA pays for that out of reserves. Take care to prune branches and roots of trees you have planted in your own patio so they do not damage your neighbor's property or common fences. We as homeowners are financially responsible for our personal landscape in patios that may lead to damage of adjacent or common properties. Good neighbors communicate and ask each other if there are areas they can address.

**Take a Walk**—AMS Contracting has completed the grinding of raised pavement to ensure safe passage through the greenbelts of our community.

**Pet Pointers**—Please be courteous to your fellow neighbors and pick up after your pets. It has been reported about owners or owners' tenants walking their dogs and failing to clean up after them. All it takes is a few seconds to clean up after your pet and it will ensure we are all happy neighbors.



**Neighborhood Watch**—Our community had enjoyed a peaceful period with no break-ins, then two burglaries were reported in the past 4 months. A point of entry was the “man door” or the side door to the garage. It is advisable for homeowners to install a security screen door to both front and man doors. Applications for architectural revisions are easily found in <http://coronalaurelwoodhoa.com/architectural-revisions/>. Hal, the Assistant Manager at Lowe's, spoke to our community last spring, assures residents they can still enjoy a 15% discount on security screens if purchased from his store on Magnolia.

Also, for peace of mind, consider installing videocameras focused on your own property to help you monitor who is coming to your door. Check with Alec Robbie and your neighbor for proper placement of your videocameras. Let your neighbors know that your intent is to monitor and protect your property, and not invade their privacy.



**Clean Out Your Clutter**—Coming on Saturday, July 8, 9:00am-4:00pm. This event is a nice way to walk around and meet your neighbors!



**Unit Fire**—As many of you are aware, the community has had 3 fires in units in the last two years. The latest fire was contained to the unit's dryer. The Board asks all residents, whether homeowner or resident, to inspect, test and repair smoke detectors, alarms, dryer exhaust vents, gas lines and heating units. Renters, make sure you purchase insurance on the contents of your home. The homeowner's insurance may not cover your contents.

**Water Main Break**—In January, a water main broke at the top of Desert Willow Lane. Fortunately, the Department of Water and Power came to repair the line and water service returned by the end of the day. The HOA did not incur any expenses from this mishap. We are grateful to the City of Corona for dealing with the problem as quickly as they did.

**Rules Updates**—The Property Management actively reviews the HOA Rules and Regulations and communicates the intent for adhering to the law and maintaining shared value of properties on behalf of the Board. The HOA will be contracting with attorneys who specialize in HOA law to update our CC&R's to comply with new laws and minimize our risk.

