

Corona Laurelwood Homeowners Association

Board of Directors Newsletter with Diversified Association Management

Summer 2017

Each Member on the Board of Directors takes into consideration the interests and safety of the entire community, acting as representatives for the entire community. Board Members are never paid but are volunteers who examine the matters brought to their attention by landscapers, the pool service, the City, the bookkeeper, the banks, the attorneys, the Property Manager, or a resident who has properly contacted management. Board Members conduct walk-throughs to determine where facilities are in need of attention and where rules are in need of enforcement. Decisions are made on legal and fiscal requirements, with a good dose of common sense and planning ahead. If you are a homeowner in good standing, and are ready to give back to your community, please consider applying for the open seat of Member at Large. Applications can be found at <http://coronalaurelwoodhoa.com/wp-content/uploads/2013/04/Candidate-App.pdf>.

If you have a concern as a renter, please speak to your homeowner about representing your interests at a Board Meeting. If you are the homeowner, please contact Alec Robbie or attend a Board Meeting for Open Forum at 6:00pm. The Board of Directors General Meetings are open to homeowners and 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.

If you are unable to attend the General Meeting, you can find the latest updates to keep in touch, and sign up for our email mailing list to receive quick updates at coronalaurelwoodhoa.com/mailling-list

THE COMMON POOL AREA IS NOW OPEN EVERYDAY 8:00AM—10:00PM



The contractors for fences, gate and locks have finally completed securing the perimeter. This was a very difficult time for all of us as we had to secure the area for liability, yet provide as much access as we could safely. All Counties Fencing had a great deal of difficulty re-building and installing the gate due to the owner's heart attack and lack of communication with workers. The lock could not be re-installed until this was completed. The frequent pool closures were legally necessary.

Evidently, the pool had not been very secure in the past and many unwelcome visitors made a habit of entering. One Board Member witnessed a group of 16 drive up in 4 cars, then make their way with coolers and floaties to the pool. In past months, five undocumented men were discovered by the custodian sleeping in the men's bathroom. Another time, syringes were found on site. We have caught teenagers jumping the low fence and using soap bubbles in the spa. Right after the pool was re-plastered, we had vandalism: a large rock thrown in the pool, a floating prophylactic, damage to the new LED pool lights, for which the Health Dept. shut us down, and damage to the replacement pool lock. A single act of vandalism can create unsafe conditions for which we must chain the gate and prohibit entry, affecting many people. The security guard we hired on 3 occasions cost us \$4200, but allowed residents to use the pool when we otherwise would have had it closed on the holidays or weekends.

Please keep watch for unwelcome visitors. For security, do not open the gate for others. Residents must use their own pool keys to enter with their parties. No more than 4 guests may enter with a resident, unless permission for a larger party has been given by the HOA. Report any unusual activity immediately to Patrol One at (714) 541-0999 Option 6 or Corona Police Department (951) 736-2330 Option 3. Then contact Alec.

Rules Updates—We have contracted with an attorney who specializes in HOA law. We have already been advised on pool rules, homeowner concerns and intend to update our CC&R's to comply with new laws and minimize our risk.



Landscape Update— Five Star is nearly finished with replacing ALL the ground level and 6 inch pop up sprinklers throughout the entire community. There have been several main valves for irrigation and backflow valves needing replacement as well. One of the surprises was finding a sticky beehive, complete with honey, affecting a valve! Alex, the owner of Five Star, is working hard to make sure that the next time the City calls for drought measures, our irrigation can be adjusted for different scenarios of watering, as well as different plantings. He is mapping all the irrigation so we have a good sense of what has and has not been replaced.

Neighborhood Watch—We have contacted Corona PD's Sgt. Kevin Stofila with information about our newest break-in. The same method was used, kicking in the front door and staying a short time inside. In the latest break-in, nothing was taken, as a neighbor's dog may have deterred the intruder. When neighbors communicate with each other, positive things can happen as in this case. The homeowner across the way had footage of the burglar making his way to and from the crime scene. Our surveillance footage has been able to link this event to the appearance of a red pickup truck trolling our community. Keep watch for a man with a graying beard, wearing a baseball cap, white shoes, dark glasses, a backpack slung over the shoulder, who could be sitting on grass, or walking, scoping out the neighborhood. We continue to advise homeowners to install a security screen door to both front and side doors. Applications for architectural revisions are easily found in <http://coronalaurelwoodhoa.com/architectural-revisions/>.



Future Roof Replacement—The last time the roofs were replaced, new shingles were placed over existing shingles, a common practice. But in our next re-roof, we will have to remove all shingles, exposing sub-roofs which may or may not need replacing. The flat roofs require tar and gravel. We have received 5 bids from roofing companies, each ranging in cost from \$1.2-1.5 million for a complete re-roofing. We currently have \$912,000 in reserves for roofs. The good news is that we are currently 98% funded according to a reserve audit. But we won't have enough in reserves if the sub-roofs require a lot replacing. So, we are exploring the option of winterizing roofs, allowing us to replace the flat roofs of 2 story units and have the flashings, skylights, vents, roof joints and peaks of all areas caulked to prevent moisture from penetrating in the problem areas. If we do go this route, we may save money for a complete re-roofing in the future while keeping enough in our reserves for other projects.

Lights—Trout Electric has divided some circuits that were shared between the common pool area and our street lighting so they are independent of each other. We will be identifying more lighting for replacement. We now have locked junction boxes so that street lights cannot be turned off by passers-by. Board Member Salvador Lopez has been mapping the electrical systems as well as retrofitting the surveillance equipment.

Dogs—The majority of our Laurelwood dog owners are responsible, and we thank you for it. There are a few people who need these reminders: dogs are to be leashed on walks through the community. Dog owners are to bring a baggie on their walks to contain fecal waste. Please don't leave "landmines" for our landscapers and children at play. Your neighbors on the greenbelts appreciate clean air coming through their windows as much as you do.



coronalaurelwoodhoa.com/contact/

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HOA Board Members are Jeff Smith—President, Salvador Lopez—Vice-President, Patricia O'Herron—Treasurer, Manuela Wenner—Secretary