



Forster Ranch Master Association I

FEBRUARY 2017

<p>Board of Directors</p>	<p>The next Board of Directors Meeting will be on Tuesday, February 7, 2017 <i>Palisades United Methodist Church</i> <i>27002 Camino De Estrella, Capistrano Beach</i> Executive Session @ 6:00pm General Session & Homeowner Forum 6:30pm Homeowners are welcome and encouraged to attend to address questions and concerns, and to be aware what is happening in the association.</p>	
<p>Christopher Coyle, President Fred Olsen, Vice President Jack Cronk, Treasurer Marsha Daerr, Secretary Jim Hinton, Member at Large Randell Young, Member at Large David Robinson, Member at Large</p>		
<p>District Delegates</p>	<p style="text-align: center;">COMMUNITY REMINDERS</p> <ul style="list-style-type: none"> • TRASHCANS: May be placed 12 hours before and after scheduled trash pick up. Be mindful of inclement weather when placing trashcans as heavy rains can cause cans to be carried downstream and/or fall over and spill. • LANDSCAPE MAINTENANCE: Trees shall be trimmed in a neat and attractive manner and should not overhang property lines. Lawns shall be maintained free of weeds and excessive bare areas. Seek architectural approval before making any changes. • SPORTS EQUIPMENT: Basketball hoops must be stored nearest the house and not left on the sidewalk or at the curb. Bikes and other ride-on toys shall be stored out of view of the common area when not in use. • PARKING: Driveways shall not be utilized to park stored vehicles. Vehicles not used on a regular basis shall be parked in a garage or offsite. Commercial vehicles or vehicles displaying business logos are not allowed to be parked in residential driveways. Residences shall not be used as a primary business location. Suspected violations will be reported to City officials. 	
<p>Tocayo Hills ~ Christopher Coyle Glen Ridge ~ Patrick Prendiville Vera Cruz ~ Lynne Perea Meadowood ~ Jennifer Ellinger Estates ~ Susie Jerome Casablanca ~ Fred Olsen Rimrock 7 ~ <i>Vacant</i> Rimrock 8 ~ Jim Hinton Tocayo Canyon ~ Bob Bonar Tocayo Ridge ~ Chet Frohlich Naples ~ Christopher Landay Alisal ~ David Bjorklund</p>		
<p>www.ForsterRanch.com</p>		
<p>Seabreeze Management 39 Argonaut, Suite 100 Aliso Viejo, CA 92656 (949) 855-1800 (949) 855-6678 Fax Emergency After Hours (800) 232-7517</p>		
<p>Kathryn Hinton Account Executive ~ ext. 9041 Kathryn.hinton@seabreezemgmt.com</p>	<p style="text-align: center;">JANUARY 2017 BOARD MEETING HIGHLIGHTS</p> <ul style="list-style-type: none"> • The Board reviewed the General Session Meeting minutes from November 1, 2016 and the October 31, 2016 & November 30, 2016 Financial Statements. • The Board made investment decisions on maturing CDs. • The Board reviewed proposals as approved by the Landscape Committee at their November & December meetings. • The Board reviewed variance requests from homeowners on architectural projects. • The Board reviewed homeowner requests pertaining to landscape changes and maintenance. • The Board reviewed open delinquency items and took appropriate action. • The Board discussed homeowner compliance and future enforcement action. 	
<p>Karla Romero Associate Manager ~ ext. 9028 karla.romero@seabreezemgmt.com</p>		
<p>Customer Care & Billing 949-855-1800 Option 1 Escrow 949-855-1800 Option 2 Life-Threatening Emergencies, Call 911</p>		



ASSOCIATION-MAINTAINED EASEMENTS

As a reminder, no one (besides the Bemus crew) is permitted to enter the association-maintained slopes. Please do not enter any of the association-maintained slopes for any reason and contact Seabreeze Management Company Inc., to report any violations. Thank you for your cooperation.

ACH ENROLLMENT

To enroll in ACH and have your assessments automatically deducted each month, contact the customer service department. Save time and money by enrolling in automatic debit so you never miss another payment! Payments are due on the **1st** and delinquent on the **15th**.
*Please review your billing statement to ensure you are paying on time.

YOUR COMMITMENT AS A HOMEOWNER

The association is glad you've found a home in our community. We presume it has all the amenities you were seeking and you're settling in nicely. This is the time the association likes to remind all homeowners that common-interest communities like ours create some unique obligations to the community and to other residents within it:

Read and comply with the community's governing documents. You should have received a package of documents well before you closed on your home. If you didn't, check the association's website or ask the manager for copies. Make sure you understand what's included in them, particularly the rules about pets, parking, your home's exterior maintenance, architectural guidelines and when you must pay association assessments.

Provide current contact information to association board members or the manager. Make sure they know how to reach you in case of an emergency, and ask them to notify you of association meetings and other important events. If you rent out your home, provide contact information for your tenants also for use in an emergency.

Maintain your property according to established standards. The community's appearance can add value to all the homes within it – including yours – so it's important to keep exclusive use common areas cleaned and well-maintained. Remember to have dryer vents and other appliances serviced as recommended by the manufacturer. When completing interior projects, remember to contract with a licensed and insured contractor to protect your investment. Understand the association Board's responsibility to enforce this provision and make necessary improvements only after receiving approval on a submitted architectural application.

Treat association leaders honestly and respectfully. Board members are homeowners – just like you – who have volunteered to give their time and energy freely to govern the community. While you should share your concerns about the community with them, do so in a way that's constructive, informative and helpful.

Attend board meetings and vote in community elections. Board meetings are open to all who wish to sit in and keep up with issues under discussion. The association is a democracy, and your voice and vote can affect important issues. Be involved and volunteer to serve on committees if your time permits.

Pay association assessments and other obligations on time. Your regular assessments pay for common-area maintenance, amenities and other shared expenses. If you don't pay on time, the burden for paying your portion of the association's bills, like water, electricity and trash removal, falls on your neighbors. Contact the manager, if you're having problems, to discuss alternative payment arrangements.

Ensure that tenants, visiting relatives and friends adhere to all rules and regulations. If you are leasing your home, you're liable for maintaining the condition of the home and for the behavior of those who live in it. Make sure to screen tenants thoroughly, and familiarize them with the community's rules. Provide Management with an executed copy of any tenant leases to ensure records are up-to-date.

HOMEOWNER ADS

BULLSEYE PC COMPUTING

I.T. Support/ Computer & Printer Repair/ Hardware Installation & much more. I.T. Support for your home or office systems. Network engineer for business solutions. Basic computer & printer repair, lessons on using new software, you name it I can assist you with your home or office needs in Information Technology. I have been in the business for 15 years plus. I am a Microsoft certified engineer. I have references from your local neighbors whom I have been assisting for years. No job is too small.

Contact Justin Driggers at 949-526-2944 call or text or email at justindriggers@cox.net