

Next Board Meeting

The next Board Meeting is scheduled for Thursday, April 28, 2011 at 7pm, at 30011 Ivy Glenn Drive, Suite 118, Laguna Niguel, CA 92677. Building located next to the Laguna Niguel Post Office.

Executive Session: 6pm for Board members only.

The Agenda is posted on the pool bulletin board with finalized times & topics.

Visit our Community Website at
www.windflowercommunity.com
Password: 92656win

AVCA News

Please see the website for the current month's AVCA newsletter by Mas Moreno.

Parking Decal Application for 2011

It is necessary for owners of three or more vehicles to register with Patrol One for new decal prior to May 1. Please visit our website if you are in need of forms.

Rules and Regulations

Rules and Regulations (R&R) are an integral part of our Association and should be read and ***understood*** by all our residents. Please take a moment to review the Association R&R. It is the homeowner's responsibility to furnish their tenant with a copy. The R&R can be found on the Association website.

Pool Area Rules

The swim season is upon us; please abide by the Pool Rules and Regulations for everyone's comfort and safety. For quick reference, Pool Rules can be viewed on the bulletin board near the Pool area restrooms.

Pool will be heated April 1st pending weather conditions.

Reminders

- Drive courts and streets are ***NOT*** a playground for children. It is the parent's responsibility to make sure your children are playing safely. There have been many complaints of children riding bicycles, scooters, and skateboards around corners and nearly being hit by oncoming vehicles. This would be a tragedy. Please be responsible parents and oversee your child's playtime.
- Dog feces left around the Community has become a BIG problem. It is your responsibility to pick up after your animal, failure to do so is an immediate **\$250 fine.**

Windflower Community Association
Board of Directors
Debbie Lee, President
Randy McDermott, Vice President
Pat Trimarco, Treasurer
Steve Kovalcheck, Secretary
Jack Branch, Member at Large

Management Company
BHE Management Corporation
Phone: 949-363-1963 / Fax: 949-363-9930
PO Box 7736, Laguna Niguel, CA 92607
Marla Brower Hemmel, Managing Agent
Lisa Parra, CCAM, Community Manager
Windflower@BHEManagement.com

Annual Meeting/Election Results

On March 16, 2011, the adjourned annual election was held at the offices of BHE Management. *The three seats have been filled and the results are as follows:*

Directors: Pat Trimarco 70 votes
 Jack Branch 68 votes
 Steve Kovalcheck 43 votes

AVCA Delegate: Mas Moreno

Thank You to Ron Rizza for volunteering as our Inspector of Elections.

Thank you to the Landscape Committee for the great job done on Sunflower. Planting will continue around the community.

Did you know???
Each homeowner receives two **FREE** large-item pickups per year by calling: 714-372-8272

Slab Leak Detection & Repairs



To help control damage and resulting cost and inconvenience from Slab/Pipe leaks, we'd like to share with you some indications in detecting a leak:

- *Sudden severe spike in gas bill.*
- *Warm spots on floor generally in downstairs kitchen and/or bath areas.*
- *Wet areas on floor around garage washer and dryer and/ or water heater.*
- *Water stain or wetness on garage ceiling.*

If you experience any of these, please alert Management immediately so a plumber can be scheduled to come out to diagnose the malfunction. If the leak is detected after hours and/or on the weekend, please contact Management and utilize the emergency paging option.

Once the plumbing has been repaired, Management will coordinate necessary drywall repairs. Please be advised that the Association only takes care of the drywall repairs; this does not include painting. We appreciate your patience during this process.

Roof Leaks

During and after rains, please regularly check your ceilings, walls and baseboards around your home for signs of water stains, discoloration, evidence of moisture or signs of water intrusion. If any of these signs are evident, please contact Management promptly.

Speeding within the Community is Extremely Dangerous

Windflower Community Speed Limit is **14 mph**. Homeowners, Residents and Visitors need to keep in mind this is a family community with pedestrians, young and old, crossing our streets regularly with pets and even strollers. The Community has recently experienced an increase in resident children, thus more "little ones" to keep a careful eye out for. Speeding down our streets, not slowing for speed bumps and disregard for the safety of our Community residents, is a grim formula resulting in possible serious injuries. The Community Association requests that all residents and their visitors take this into consideration. Please observe our speed limits and exercise caution when driving within the Community prior to anyone getting injured.

Water Pipe Leaks



Recently water pipe leaks have presented a major drain on the Association's finances. One cause contributing to high repair charges is water damage. It is imperative that every homeowner check the water shut off valves for their unit to ensure that, in case of emergency, water can be shut down quickly, thus eliminating further substantial water damage. If your shut off valve is non-functioning and the water cannot be shut off, substantial damage to your home may occur, increasing the cost of repairs for the Association, which comes from your monthly dues.

Water Pressure Regulators can also be a contributing factor helping to cause water pipe failure. If your regulator pressure is set too low or malfunctioning, it can cause fluctuating pressures promoting turbulence within the pipes which can cause accelerated interior water pipe corrosion. The Association requests that all homeowners have the pressure regulator for their unit checked for proper function and pressure.

If you determine your shut off valve or pressure regulator needs replacement or adjustments, Management can assist you with scheduling an appointment with the Association's Plumbing Contractor that is providing these services at a discounted rate for our Community Homeowners.

The Board is doing its best to keep dues at a minimum, but we need your help!

Changing Your Door Hardware?



Please be advised, there is only one approved replacement door hardware for the Community.

If you are planning to replace your door hardware, please visit our website, as listed on page 1, for detailed specifications. Please note that if you replace your door hardware with an unapproved style and/or finish, you may be called to hearing before the Board of Directors and subject to a possible fine.



Happy Spring