

Next Board Meeting

The next Board Meeting is scheduled for **Wednesday, January 18, 2012 at 7:00 pm**, at 30011 Ivy Glenn Drive, Suite 118, Laguna Niguel, CA 92677, the office building located next to the Laguna Niguel Post Office.

Executive Session: Begins at 6:00 pm for Board members only.

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

Windflower Community Association Board of Directors

Randy McDermott, President
Allan Sveta, Vice President
Pat Trimarco, Treasurer
Terry Grossman, Secretary

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



Election Secret Ballots

The Election mail out will go out to all homeowners at the end of January. In order to hold our Annual Election, **we need 51% (121 homeowners)** represented by Secret Ballot or in person. Please return your Ballot prior to our February 21st Annual Election!! **REMEMBER TO READ THE DIRECTIONS CAREFULLY!**

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.



A Warm Welcome to our Newest Board Members!

Thank you to Allan Sveta & Terry Grossman for accepting an appointment to the Board of Directors.

Special Thank You....

Let's give a **HUGE THANK YOU** to our Windflower Board Members for installing the holiday decorations.



Borrowing Money From Reserves

Since the insurance renewal is December 31, 2011 the Board carried a motion to borrow money from reserves to pay for the premiums. The money borrowed will be paid back to the reserves from the operating account in monthly payments to be paid in full within a year.



Christmas Tree Disposal

Please place your old Christmas trees **entirely in** the inside of the dumpster nearest your home. Trees must be free of decorations, stands, lights, etc. Trees that are seven (7) feet or taller must be cut in half. Thank you for your anticipated cooperation!



Owners Must Have Individual Insurance Coverage

Please be reminded that per the CC&Rs, it is each Owner's responsibility to provide insurance for contents, property, and improvements, **plus personal liability** and improvements within the unit that are not covered under the Association's Policy. In addition to reviewing coverage on individual policies, homeowners should ask their insurance agents about Loss Assessment provisions for both Homeowner's and Earthquake policies. Questions regarding the Association's policy can be directly addressed to Timothy Cline Insurance at (800) 966-9566. Our Account Executive is Jose Tapia-Glez, extension 23.



Year End Audit

The Windflower Fiscal Year End Audit has been completed, and will be mailed to all homeowners during the month of January.

It is suggested that you retain a copy of this document in your permanent property files, especially if you plan to sell or refinance your home during the coming year - lenders request this information.



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.



Architectural Modifications

Please note that there shall not be construction, alteration, addition, modification or decoration installed to the exterior of the buildings with prior architectural approval from the Architectural Committee. You may obtain a copy of the Architectural Application on the Windflower website or through Management. We thank you in advance for your anticipated cooperation.

Holiday Decorations



Hope your holidays were merry & bright! All holiday decorations **MUST** be removed no later than January 15, 2012. Thank you for your anticipated cooperation.



Friendly Reminder

Homeowners are responsible for the activities of all family members, guest, invitees, tenants and vendors, for their actions, as well as for any damage to the common area or violation of the Association's governing documents.



No Parking in Fire Lanes

Fire lanes are created to ensure that in the event of an emergency, a fire truck and an ambulance can reach a resident in the timeliest fashion. If you or your guest parks in a fire lane, you could be unwittingly endangering the life and limbs of your neighbors! Please ensure that neither you nor your guests are parking in the fire lanes. Thank you!



Parking Reminders

1. **All residents** of Windflower must register their vehicles with Windflower Community Association through its patrol enforcement, even those not requesting parking permits.
2. Public parking is prohibited and all vehicles not authorized to park in the community will be removed at owner's expense. Parking is strictly prohibited along all curbs and streets which are not specifically designated as parking spaces and violations will result in tow away at the owner's expense. **All streets in Windflower are deemed fire lanes; parking is limited to common area parking spaces only.**
3. Continuous parking in any open space is limited to 96 hours without prior special arrangements through Management.
4. Storing of inoperable vehicles in carports or open parking spaces is prohibited.
5. Common area parking shall be used for parking authorized vehicles only.
6. Carports shall not be used for storage, living, recreational or business purposes.
7. No backing in of vehicles into parking spaces is allowed.

* **Please note that the Board is currently reviewing the current Parking Rules.**