

Next Board Meeting

The next Board Meeting is scheduled for Thursday, June 23rd, 2011 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.

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.



Your Pets and Children Are Your Responsibility

Pet waste must be picked up immediately and disposed of properly. It is your responsibility as a pet owner to pick up after your pets. **If you are caught not cleaning up, you will be subject to an immediate hearing with a \$250.00 pending fine.**

Drive courts and streets are **NOT** a playground for children. It is the parent's responsibility to make sure your children are playing safely. The Association continues to receive complaints of children playing and riding bicycles, scooters, and skateboards in the drive courts challenging moving vehicles. This is a safety issue for all residents. Please be responsible parents and curb your children from playtime activities in these area's of concern.

Drive courts, streets and carports are **NOT** art canvases. Please keep chalk drawings on your front porch or in your garage. If chalk is visible to the community, it must be removed within 24 hours.

New Ruling / Effective June 30, 2011

Repairs to Individual Units

Following initial Association-related repairs for slab, building and/or roof leaks to homeowner units, each homeowner shall be permitted no more than 60 days in which to allow scheduling of final internal repairs (example: drywall).

Should homeowner fail to schedule repairs within a 60-day timeframe with the Association-approved vendor, homeowner shall be held responsible to complete work at his/her own expense.

It is the responsibility of each homeowner to be available for the scheduled appointment. The Association will not be financially responsible for homeowner missed appointments.

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

Rules and Regulations

All community homeowners and tenants need to **Read, Understand and Comply** to the communities Rules and Regulations (R&R) as they are an integral part of our Association. By doing so, everyone can avoid receiving unpleasant violation notices and possible fines. **Please take a moment to review the Associations R&Rs.**

It is the homeowner's responsibility to furnish their tenant with a copy of the R&R. If you have lost your copy, or if you are a tenant and didn't receive a copy from the owner of your unit, R&Rs can be found on the Association's website.



Pool Area Rules

Pool Rules need to be adhered to for everyone's safety and enjoyment. For quick reference, Pool Rules can be viewed on the bulletin board near the Pool area restrooms. Please help to be part of the solution, not the problem, then everyone benefits.

Reminders

- 1) Please remove all **OLD** Patrol-One Parking Permit decals from your vehicles, keeping only the 2011 - 2012 current valid permit decal.
- 2) Only signed complaints to Management regarding the community are valid. Anonymous complaints are insignificant to validate action from the Association.

Dumpster Housings

It has been noted that some residents are placing their trash outside of the dumpsters. Please be courteous to your neighbors and place your trash where it belongs. *Please note* that if you have an oversized item, **YOU MUST CALL CR&R (714)372-8272 FOR YOUR FREE PICK UP.** If Management contacts CR&R, the Association will have to pay for your large item pick up. ***This may end up increasing your dues.***

If you are caught placing a bulky item(s) in the enclosure, you will be subject to an immediate hearing with a **\$250.00 Pending Fine.**



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.

Garage Doors

Maintenance, such as cleaning and/or repair and painting is the homeowners' responsibility. If the Association is forced to perform these duties, the homeowner will be billed accordingly. Please help in maintaining the community's aesthetics by performing these tasks on a regular basis.

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.



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 the community website, 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.

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"Everyone here? Good. Meeting topic: Setting world record for shortest meeting. All in favor say aye. Ayes have it. Meeting over."