

Windflower

A Private Community

March 2011

Next Board Meeting

The next Board Meeting and Adjourned Election is scheduled for **Thursday, March 16, 2011 at 6:30 p.m.**, at 30011 Ivy Glenn Drive, Suite 118, Laguna Niguel, CA 92677. The office building is next door to the Laguna Niguel Post Office.

Executive Session, for Board members only, begins at 5:30 p.m.

*** Please see Agenda posted on the pool bulletin board for finalized times & topics.**



Landscape Renovation

As you may be aware, the Landscape Committee has been restoring plant material and filling in empty planter beds along Sunflower and other high profile areas as part of the community's ongoing landscaping improvement project. Please note that the landscapers will gradually be replacing and/or filling in areas throughout the community as time goes on. We thank you for your anticipated corporation during this time.



Visit our community website at:

www.windflowercommunity.com

Password: 92656win



Election!

As quorum was not achieved in February, our adjourned Annual Election will be held on **March 16, 2010; at 6:30 p.m.** at 30011 Ivy Glenn Drive, Suite 118, Laguna Niguel, CA 92677. If you would still like to submit your ballot, please mail it in as soon as possible! Thank you for your help!



Roof Leaks

The Community experienced 13 roof leaks during these past rains, 10 of which have been due to faulty chimney flashings. 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.

Windflower Community Association **Your Board of Directors:**

Debbie Lee, President
Randy McDermott, Vice President
Pat Trimarco, Treasurer
Byron Rashed, Secretary
Jack Branch, Member at Large

Your Management Company

BHE Management Corporation
(949) 363-1963

P.O. Box 7736, Laguna Niguel, CA 92607
Marla Brower Hemmel, Managing Agent
Lisa Parra, CCAM, Community Manager
Windflower@BHEManagement.com

Windflower Community Association

c/o BHE Management Corporation

P.O. Box 7736, Laguna Niguel, CA 92607-7736

(949) 363-1963 Phone (949) 363-9930 Fax

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Thinking of 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 above, 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.



Slab Leak Detection & Repairs

To help control damage and resulting cost and inconvenience from slab leaks, we want to share with you the ways to detect a slab leak:

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

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

Once the leak has been repaired, Management will coordinate the drywall repairs. Please be advised that the drywall work will be completed depending both the availability of homeowner and the vendor. Please be advised that the Association only takes care of the drywall repairs; this does not include the painting. We appreciate your patience during this process.



Water Pipe Leaks

Recently water pipe leaks have presented a major drain on the Association's finances. During the past two months, the Community experienced 16 water pipe leaks affecting 20 units. 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 in turn 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 causes 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!

Happy St. Patrick's Day!



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