

Next Board Meeting

The next Board Meeting is scheduled for Thursday, October 27th, 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.

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



Reminders

- 1) Full **Tree Trimming** will begin in October, weather permitting. If you have any items outdoors which may be inadvertently knocked over by a falling limb, please remove the items prior to trimming.
- 2) **Rain Gutters** will be cleaned the first week in November, weather permitting.
- 3) For **Tenants** who have questions regarding Association matters, please convey your request to your Homeowner, who in turn can correspond with Management. If there is an emergency (such as water leak), please call Management directly (see contact info above).
- 4) Homeowners are required to maintain their **Garage Doors**. This includes periodically washing / cleaning the exposed surfaces.
- 5) Only Signed **Complaints** to Management regarding the community are valid. Anonymous complaints are insufficient to validate action from the Association.

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 Morino.

New Proposed Security Gate Code Ruling Effective October 31st, 2011 Opportunity for Comment

To assess a \$250.00 pending fine to any homeowner that is found seeking, acquiring, using and/or transmitting a Security gate code to others.



Most Commonly Overlooked Rules

- 1) Not picking up after pets - \$250 pending fine.
- 2) Large item pick-ups – free by calling CC&R, \$250 pending fine by **not** calling (714-372-8272).
- 3) Homeowners not providing tenants Current Community Rules and Regulations.
- 4) Homeowners not providing Non-Owner Occupied Residences Forms and filing with Management.
- 5) No alteration to residence without receipt of approved Architectural Application.
- 6) No parking in fire lanes (on streets and in front of garages).
- 7) No use of skateboards or motorized scooters in the common area.
- 8) Children aged 14 and under must be accompanied by adult over 18 to be inside the pool/spa area.
- 9) Violation of any pool rule will result in \$250 pending fine.
- 10) No pots or statuary can be placed on a stucco surface/wall.
- 11) No piercing of stucco for any reason other than one entry point for satellite TV (this must be sealed).
- 12) No Speeding within the Community. Posted Speed Limit is 14 MPH.
- 13) All dogs in the common area *must* be on a leash.



Air Conditioner Overflow

Each of our air conditioning units has an emergency overflow drain in case the main condensate drain gets clogged. The location of the overflow drains are: A units drain to the street behind the garages, B and C units drain into the patio area.

If for any reason the emergency overflow drains clog, the only place for this water condensation to go is into your attic. This could be a very costly homeowner repair. Please make sure your overflow drains are not dripping water. If they are, you will want to contact your plumber as soon as possible.



Water Shutoff Valves

There is a Water Shutoff Valve for each unit, located either at the front entrance below the water faucet or in the garage below the water faucet, depending upon which development stage your unit was built.

The Water Shutoff Valve is there in case of emergency and water needs to be turned off immediately. This may be homeowner responsibility if pertaining to toilet overflow or pipe breakage and shower/tub drains or Association responsibility due to pipe leak. In both situations, it is imperative that the shutoff valve be working, especially if you may not be home and there is a water leak reported.

Most of the original Water Shutoff Valves are failing. Please test the valve of your unit and if it does NOT shut your water off completely, contact Management for a discounted rate for repair from Proserv.

Garbage Disposals

Please check your Garbage Disposals, especially if you have an "A" unit or carriage unit. If your sink is draining slowly, it is probably due to foods not being broken down by your disposal and clogging the drain. This may lead to a backup in the line resulting in damage to your unit along with your neighbor's unit.

Roof Leaks

With the rainy season approaching, it is imperative that each resident be on the lookout for any roof leaks. In the 3-bedroom units, the most common leak is in the corner nearest the fireplace.

If you should see *water spotting, wet or buckling drywall*, please contact Management as soon as possible.



No Change in Dues

After a thorough review of our operating expenses and receipt of the reserve study as performed by a professional outside source, the Homeowner Association has established it unnecessary to increase the monthly dues for the 2011-2012 fiscal year.

The Association billing will remain \$270.00 per month.

Please note that last month you received a copy of the Association's budget, along with various items required by civil code. 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.



Parking Enforcement

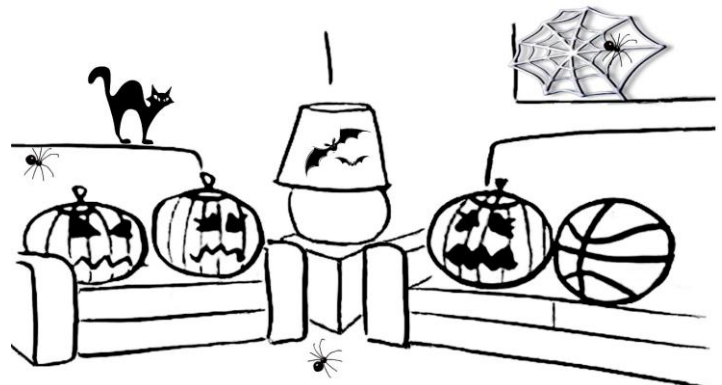
All homeowners and/or tenants who have not submitted their vehicle information to Patrol One should know that if no vehicles are registered to your address, homeowners will be subject to a hearing with potential fine.

Please submit the proper paperwork to Patrol One ASAP! (Forms may be found on the Windflower website under Document Center, password is 92656win.)

Patrol One can be reached at 714-541-0999. Thank you for your anticipated cooperation.

Remember: All Vehicles Must be Registered with Patrol One, even if a decal is not needed.

HAPPY HALLOWEEN!



I don't care if he's a basketball. We're in love!