

Next Board Meeting

The next Board Meeting is scheduled for Thursday, September 22nd, 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

Annual Budget/Rules & Regulations

The Association's **Annual Budget** and **Rules and Regulations** were mailed out in August. The Board is pleased to announce that at this time the monthly assessment will remain at \$270 per month for this fiscal period.

Along with the Budget is a copy of the Rules and Regulations. Please review the Rules as they pertain to ALL homeowners and their tenants and guests.

Included in the Rules and Regulations is a copy of the **Non-Owner Occupied Residences** form for those leasing their units and a copy of the **Architectural Application** for those who are considering upgrades to their garage door, screen doors, etc.

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.

Please observe our speed limits

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.



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 get backed up by debris, etc., 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.

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) New Pool Ruling went into effect August 1st. Should homeowner, tenant or guest fail to follow the Pool Rules, **homeowner will be subject to an immediate hearing with a \$250 fine pending.**
- 3) Homeowners are required to maintain their Garage Doors. This includes periodically washing / cleaning the exposed surfaces.
- 4) Only signed complaints to Management regarding the community are valid. Anonymous complaints are insufficient 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.**



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.

Off-Site Owners

Please make sure to submit your **Non-Owner Occupied Residences Forms** to Management within **two** weeks of executing a lease.

Do your tenants know the rules??? Just a reminder, it is the **homeowner's responsibility** to provide your tenants with a copy of the Windflower Community Association CC&R's and Rules and Regulations.

Your Children and Pets Are Your Responsibility



The Association continues to receive complaints that children are riding their bicycles and scooters through the planters and along the slopes, which has severely damaged the Association's new and existing plants. Also noted, children are removing blooms from flowering plants within the Community. The Association has strived to rejuvenate the landscaping throughout the Community, and we ask **YOU**, as parents, to please supervise and educate your children as to where their playtime activities should take place and to show respect for the Community's plant life.

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 restrain your children from playtime activities in these areas of concern.

Drive courts, streets and carports are **NOT** art canvases. If you choose to allow chalk, please keep it in your garage or on your front porch. Chalk visible to the Community must be removed within 24 hours.

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 pending a \$250.00 fine.**

