

November 1, 2014

Dear Owners:

SUBJECT: News Letter For November 2014

The Association has a few items of interest to bring to your attention:

- The 2015 Annual Budget is enclosed and it reflects no assessment increase this year. There may be a need for a small special assessment later this year for the replacement of the mailboxes. This will depend on the total cost of this project and whether the Association goes with the current configuration or the gang box style, where several mailboxes are grouped together at each location. As we learn more on the costs and which type of mailboxes will be installed, you will be kept informed.
- The Association is calling for Candidates for the Board of Directors. The election for a new Board will be in January 2015. If you are interested in being a Board member candidate, please contact Bill Fox at the above telephone number. All five Board positions are up for election. This is a great way to have a say in how your Association is being run.
- Phase 2 parking has been an ongoing issue that constantly requires the attention and cooperation of owners and tenant residents. We ask everyone's continued compliance with the rules that were previously distributed.
- There Board is going to be trimming trees in the upcoming months. The exact timing has yet to be determined. Everyone will be informed in advance of when the trimming will be performed.
- A new website is in being built by one of our residents, Mr. Joseph Leccese, with assistance from Board President, Nick Konovalov. When it is ready for launching, you will be given the internet address. The website will include relevant information for transparency and disclosure purposes.
- The next regular Board meeting is scheduled for November 8, 2014 at 9:00 AM at the East Anaheim Community Center in the Toyon Room. The agenda items will include establishing a quorum, review & approve October 2014 minutes, Business activities including landscaping, finance, architectural committee, website, Master Association update, and Annual Election plans. Attendance is encouraged.

Thank you for reviewing this letter. If there are any questions, please call William Fox at (626) 827-2445

Sincerely,

Board of Directors

2015 Annual Budget
No Assessment Increase This Year

<u>Revenues</u>	Amount
Assessments - Phase I	27,840
Assessments - Phase II	66,096
Interest	20
Total Revenue	<u>93,956</u>

<u>Expenses</u>	
Electricity - Phase I & II	900
Electricity - Street Lights II Only	700
Insurance	3,400
Landscape: Extras/Repairs	2,400
Landscape: Maintenance	41,208
Landscape: Tree Trimming	5,200
Landscape: Rodent Control	4,800
Legal	900
Library Room Fee	500
Licenses & Permits	100
Mailbox Repairs	400
Management	4,800
Office	340
Phase I Expenses Res. Alloc.	3,424
Phase II Expenses - Res. Alloc.	9,554
Phase II Special Assessment Expense	10
Indome Taxes	20
Reserve Study	200
Street Lights Repairs - Phase U	600
Tax Return Preparation	320
Water	14,180
Total Expenses	<u>93,956</u>
Net Gain or (Loss)	<u>0</u>

Phase 1: Quarterly Assessment	<u>\$240</u>
Phase 1: % Increase This Year	<u>0%</u>

Phase 2: Quarterly Assessment	<u>\$459</u>
Phase 2: % Increase This Year	<u>0%</u>