

EXTRA, EXTRA, READ ALL ABOUT IT!



We are pleased to share the first issue of our new quarterly newsletter, keeping you up to date with all the latest news.

Be active in your community! If you would like to contribute to future community newsletters, please send an email to Management at ssears@actionlife.com.

BOARD ELECTIONS 2020

REMINDER TO VOTE!

Residents should have already received their ballots and candidate statements in the mail.

Thank you to all the homeowners who have already mailed in their ballots.

Please remember to return your ballot so your vote can be counted in the 2020 Election of the Board of Directors.

Ballots are due no later than **December 10, 2020**



PRESIDENT'S COLUMN

Hello Dear Owners and Neighbors,

I thank all the volunteers involved in making this newsletter possible. Volunteers make the Board's job easier and even fun! We have so many active Committees assisting the Board in many projects. During this Pandemic we are meeting online and moving forward with projects that will make our community safer. Once this Pandemic is over, we are looking forward to social events and projects to make our community more enjoyable and friendly.

Please, get to know your neighbor next door and across our community. Get involved, run for the open board positions or join a committee. We are looking forward to publishing our newsletter full of helpful articles, news about our community and board decisions. Again, many thanks to all our volunteers and directors.

*Respectfully,
Phil Campa, HOA Board President*

BOARD MEETING HIGHLIGHTS

September 17, 2020

- Discussion and review of bids for installing a fence/gate surrounding the BBQ lounge area.
- Discussion and review of bids for installing door locks and an FOB system for the shared building courtyard doors.
- Discussion and review of bids for a potential change in landscape maintenance companies.
- Discussion and review of bids for installing new and higher quality cameras for the main entrance.
- Plans to re-key all the community utility doors and new keys will be stored in coded lockboxes around the community.
- 2021 operating budget has been approved for a 0% increase and all owners should receive this no later than November 30th.

BOARD OF DIRECTORS:

President: **Phil Campa**
Vice-President: **Patricia Mark**
Secretary: **Vacant**
Treasurer: **Gia Lee**
Member-at-Large: **Vacant**

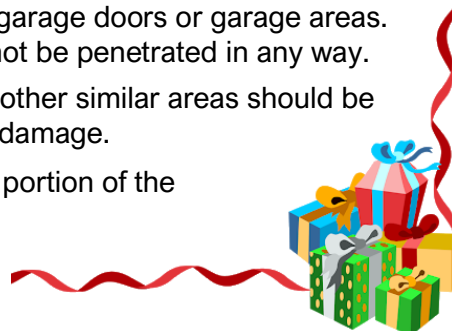
The Board meets at 6:30 PM on the third Thursday of even number months.

**Ed Milner and Anthony Lujan have been appointed to serve on the board until the December election is official*



HOLIDAY DECORATIONS / LIGHTS

- Holiday decorations are permitted in your exclusive use area; however, decorations of any type are NOT permitted in the common area. The common area includes, but is not limited to, roofs, trees, bushes or other landscaped areas maintained by the Association, etc. Any decorations found in the common area will be removed at the Owner's expense.
- You must use hooks intended for holiday lights. Lights may not be stapled, nailed or otherwise attached to the wood. You may use a non-penetrative type of attachment material (such as adhesive hooks). The attachments must be removed within thirty (30) days after the holiday.
- All decorations are permitted up to thirty (30) days prior to the holiday and must be removed within thirty (30) days after the holiday. All holiday decorations celebrating holidays in December and January must be removed by January 25th of each year.
- Wreaths or other similar type of decorations may be placed on front doors with non-penetrative hangers and remain, as long as they are attractive and in good condition. The doors may not be penetrated in any way.
- Decorations are not permitted on the garage doors or garage areas. The wood casings for the garages cannot be penetrated in any way.
- Any decorations placed on railings or other similar areas should be placed with care and should not cause damage.
- Decorations are not permitted on any portion of the stucco, fascia or the roof area.



COMMUNITY CALENDAR

- Thursday, December 10, 2020
 - Counting of election ballots
 - The final agenda will be posted at community bulletin board. You may also obtain a copy of the agenda by contacting Management



UPDATED TRASH RULES

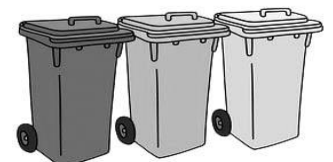
- The earliest time a trash bin may be set out for pickup is 6:00 p.m. the evening prior to collection day, and the bins must be removed out of view from the common area in the evening on the day of collection.
- All trash and debris MUST be enclosed in proper trash bags AND be secured in trash bins.
- No loose trash bags are allowed to be left out outside of the standard bins. Residents may need to purchase more bins.

TUESDAY is collection day in our community. All residents are required to have the proper trash receptacles, which should be labeled with addresses. Please check the Athens website for:

- Holiday Schedule
- Specifics for Receptacles
- Schedule pick-ups for large items

All of us value our community and wish to keep it beautiful, using the proper receptacle contributes to keeping our community attractive and safe for all.

Thank you to all residents who make the extra effort to pick up trash along our streets, it is your additional assistance that is always valued.



UPDATED PARKING RULES

- Car Safe Listing not Required During the Day from 7:30 AM to 11:30 PM
- Residents/Owners may also Safelist a car. Maximum 9 days per month.
- Any Owner/Resident who parks a registered car over 9 days will be fined.
- Registered Owner/Resident Car may Park on street during the day for a maximum of two hours.



LEASING YOUR HOME NO SHORT TERM RENTALS ALLOWED!

If you are currently leasing your home or plan on leasing your home in the future, please be reminded that leases cannot be for less than 30 days and may be required to provide a copy of their lease to Management upon request. Also, provide your tenants with a copy of the Rules and Regulations for Citrus + Palm.

Absolutely no short-term rentals or vacation rentals are allowed within the community. If you notice a listing or frequent changing of residents, please contact Management.

COMMON COURTESY NEIGHBORHOOD REMINDERS

BBQ LOUNGE AREA

- Close the umbrellas after use.
- Turn off gas and lights on the BBQ after use.
- Shut off fireplace after use.
- Clean the grill after use.



TRASH

- Cardboard boxes should be flattened for pick up.
- Do not block paved walkways by the driveways with trash.



PET WASTE

- Pick up after your pet.
- Do not take more bags than needed, be mindful of others that may need it.

IMPORTANT CONTACTS

EMERGENCY: CALL 9-1-1

AZUSA PD
(626) 812-3200 non-emergency

SHERRIFF'S DEPT: www.lasd.org
(213) 229-1700

METRO PD: www.metro.net
(888) 950-7233

PARKING ISSUES:
SelectPatrol.com/Citrus+Palm
Select Patrol
(323) 644-1014

ACTION PROPERTY MANAGEMENT
Scott Sears, CCAM, CMCA, AMS
Ssears@Actionlife.com
(949) 450-0202

RESORT RESERVATIONS, KEYS & KEY CARDS:
(626) 804-3933

COMMITTEE UPDATES

- Technology – met on October 21st regarding the google group, the 930 building camera review and also the proposals for the courtyard door locks.
- Parking – reviewed the existing parking rules and proposed the pending changes to the Board for approval.
- Newsletter – is releasing its first issue.
- Finance – has been approved for a 0% increase and all owners should receive this no later than November 30th.
- Landscape – advised the membership that they meet every two weeks on some Saturdays and that they have recently reported some irrigation repairs needed and have reviewed the maintenance proposals for consideration. Also, three extra proposals will be provided to management to get bids on using landscaping to protect and enclose the barbecue lounge area.

VOLUNTEERS NEEDED

Newsletter Committee is looking for more volunteers to contribute to our newsletter. Please contact management if interested.

COMMITTEE DIRECTORY

Finance

Gia Lee
Phil Campa
Thomas Quagliata

Newsletter

Crystal Ng
Ginny Hawkins
Guillermo
Mendoza-Lujan
Pat Mark
Virginia Lin

Landscape

Al Winchell
Anthony Lujan
Cathleen Snee
Guillermo
Mendoza-Lujan
Paris Lopez
Pat Mark
Phil Campa
Phil Hawkins

Parking

Ed Milner
Julio Mata
Patrick Petrossian
Phil Campa
Tom Parker
Virginia Lin

Technology

Andy Ng
Anthony Lujan
Ed Milner - Chair
Gia Lee
John King
Patrick Petrossian
Pete Rodriguez
Phil Campa