

HILLSFORD

April 2013

MARK YOUR CALENDAR



The next Board of Directors Annual Meeting will be held on:

April 2, 2013 at 6:30 PM.

Location:

Community Pool

The Homeowner's Open Forum, where questions and concerns may be addressed directly with the Board, starts at 6:30 PM.

ANNUAL MEETING

Watch for your Annual Meeting Notice, arriving in the mail in March. It contains the Board of Directors election information and your secret ballot. The Annual Meeting will be held April 2, 2013.

Interested in your community updates, visit:
Hillsfordhoa.com

ATTENTION HOMEOWNERS!

Do you pay your monthly Assessments using online banking? If so, please remember to make the check payable to "**Hillsford HOA**" and include the **account number** listed on your billing statement. This will help ensure that payment is properly credited to your account. Thank you.

BOARD OF DIRECTORS

Nancy Bibler – President

Joe Ishak – Vice President

David Klein – Treasurer

Cyrus Christian – Secretary

Mike Rodriguez – Member at Large

DANGER: Gas Leaks

Check for gas leaks in all of your appliances that use gas, such as water heaters, gas dryers, gas cooking stoves and gas heating systems.

- If you smell gas, turn off the main gas valve and call the gas company from a neighbor's house. If you shut off the main gas valve, you will need a professional to turn it back on.

DANGER: Carbon Monoxide (CO) Poisoning

Install CO alarms in your home. Because carbon monoxide is colorless, odorless and tasteless, these alarms are the only devices that can sniff out and warn you of poisonous CO gases.

- Install CO alarms on every level of your home, including the basement and other locations required by law. Read the manufacturer's instructions carefully before installing the alarm.

DANGER: Electrical Appliances

Use proper electrical connections, such as UL-Listed extension cords, when using appliances inside or outside your home, or when using a portable generator to run power to the house.

- Do not turn on electrical items or touch circuit breakers when you are wet, or unplug wet appliances until they have been checked by a professional. Even products such as lamps and



Don't forget that the deadline to file your taxes is approaching soon. The deadline to file both Federal and State tax returns is
April 15, 2013

vacuum cleaners should not be used until they are completely dried out and no longer pose the risk of electrical shock.

CALLING ALL HOMEOWNERS

All meetings of the association board are open meetings. Residents are encouraged to observe meetings and read approved minutes. Residents who wish to address the board are welcome to do so during the homeowner forum conducted at the beginning of each business meeting.

Here are few tips for participating:

1. **Put it in writing.** You will get the best response if you put your question or opinions in writing prior to the meeting. This isn't mandatory, but it helps you and the board. Some issues may require a little research by the manager. Also, the board can serve you better if members have time to consider your concern.
2. **Call ahead.** As a courtesy, the association asks that you phone and let the manager know that you wish to address the board. This also allows us to notify you if a meeting is cancelled for any reason.
3. **Plan your remarks to last no longer than three minutes.** Board members enjoy visiting with residents; however, the meeting agenda is always very full, and the three-minute limit ensures that all business gets conducted. This doesn't mean big issues can't be presented. If your concern requires more time, please summarize it in three minutes, and the board will add it to the agenda for the next meeting.
4. **Don't expect an immediate response.** Board members don't act independently. All issues require discussion and sometimes a vote. Sometimes an immediate answer is possible, but it's just as likely that you won't get a response until after the meeting.
5. **If you need information, call the manager.** The purpose of the Homeowner Forum is for residents to share opinions and concerns with the board. Residents seeking general information (like a status report on a project or the board's position on an issue) can get a more immediate answer from the manager.



VERY IMPORTANT:

WHO HAS FINANCIAL RESPONSIBILITY TO REPAIR WATER DAMAGE FROM PLUMBING LEAKS?

When a plumbing leak causes damage, if the pipe is in a wall, the HOA is responsible for fixing the pipe and any cuts made in the drywall to repair pipes. Fixtures are the owner's responsibility. Owners are also required to have an HO6 homeowner's insurance policy adequate to cover any water damage to interior improvements.

To comply with the intent of the CC&Rs owners need to have the insurance carrier name Hillsford as an additional insured on the policy and have a policy rider.

Check with your insurance carrier today and be sure you have the coverage you need. The association cannot exceed its obligations and repair interior improvements even if water from a common area plumbing leak causes the damage. Owners without an insurance policy are violating the CC&Rs and taking a big risk.

Please be aware of the plumbing. If you hear hissing/gurgling sounds in walls or see standing water where it should not be, these are indications of plumbing leaks that should be promptly reported to the Management Company.



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FAX: (949) 429-5933

For customer service matters such as landscape, architectural, general maintenance and work order requests, please ask for Customer Service:

customerservice@amberpm.com

Community Association Manager

Jay Aguilera

jay@amberpm.com

Office Hours:

Mon-Thurs: 9-5

Fridays: 9-12

HAPPY
SPRING

Billing inquiries (949) 582-8477

Patrol Masters (877) 648-0602