

# CROWN VALLEY HIGHLANDS COMMUNITY ASSOCIATION

CVHCA.COM April 2022

## Questions or Concerns?

At the recent board meeting it was noted that owners may not know who to contact for questions related to the CVHCA community. Please direct your concerns or service requests by contacting the property manager, Bonnie Atkinson by email [bonnie@huntingtonwest.com](mailto:bonnie@huntingtonwest.com) or you can leave a voice mail at 714-891-1522 ext. #229. Her assistant is Trish Listerman, and she can be emailed at [trish@huntingtonwest.com](mailto:trish@huntingtonwest.com) or contacted at 714-891-1522 ext. 215. Thank you!

From time to time, you may receive an email from AppFolio, the system used for communication with owners for general information and updates. Those emails, sent as a email to many owners at one time are sent from [@hwp.mailer.appfolio.us](mailto:@hwp.mailer.appfolio.us). They are not personalized emails.

## How to get a copy of the newsletter for your tenant

It is important for tenants to receive information on the community. However, they do not have access to the portal system, it is solely for use by the homeowners. Owners are encouraged to give their tenant a copy of the newsletter as well as any rules that may affect them. This is provided to each owner either through the portal or by mail, if they receive their statement that way. This is not a service provided by the association or the management.

## Late Payment of Dues Affect Everyone

The quarterly statement comes out in April and is due by the 30th of the month. In the past 6 months the Board has noticed an increase in owners not paying their dues on time. The Association has a monthly budget to adhere to and when owners do not pay, it delays proper funding of the reserves for the ongoing maintenance and improvements in the community. As a reminder, owners in arrears of over 60 days are subject to having their fobs turned off as well as late fees and interest.

## Slope Policy in Effect

The attached slope policy has been approved and is now in force. This policy was developed to give owners a clear understanding of the maintenance requirements for slopes, mainly facing the street areas in the community.

A copy of this rule may also be found on the AppFolio portal that is used by owners who have opened an account.

## Management Company:

Huntington West Properties, Inc.  
13812 Goldenwest Street #100  
Westminster, CA 92683

Phone: (714) 891 – 1522

## Pool Area News

The Pool Area wi-fi has been discontinued effective April 1, 2022. With the surrounding cell reception this is no longer needed and was costing the association over \$200.00 per month.

A new camera system has been approved for the pool area. This will be installed in the near future.

## BOARD MEETING

**Next Board Meeting**  
**April 19, 2022**  
**at the clubhouse**  
**7:00pm**

**Please note there will be no meeting in May 2022.**

### Board Members

Marc Winer, President  
Derek Powell, Vice President  
Chester Siembab, Secretary  
David Thompson, Treasurer

### Account Manager

Bonnie Atkinson  
(714) 891-1522 ext.229  
[bonnie@huntingtonwest.com](mailto:bonnie@huntingtonwest.com)

### Managers' Assistant

Trish Listerman  
(714) 891-1522 ext. 215  
[trish@huntingtonwest.com](mailto:trish@huntingtonwest.com)

### Customer Service

Rhoberta Paz  
(714) 891-1522 ext.230  
[rhoberta@huntingtonwest.com](mailto:rhoberta@huntingtonwest.com)

### Helpful Numbers

City 949-362-4300  
Sheriff 949-362-4343  
Fire 714-744-0400

## Board & Architectural Meetings

Board meetings are held on the 3rd TUESDAY of the month at 7pm at the Association clubhouse located at: 23372 Niguel Rd. Laguna Niguel

## Architectural Application

Review is done at the beginning of every board meeting on the 3rd Tuesday of each month at The Clubhouse

## A FEW IMPORTANT REMINDERS

### REPAIR NEEDED

If you have a maintenance concern in the common area, please contact the Management immediately at 714-891-1522. We offer 24/7 service for emergencies. Do not wait till the problem becomes bigger or results in a severe water issue.

### COMMON AREA USE

PETS are to be on a leash at all times. Signs have recently been placed at the grass areas of the community regarding this.

The **grass area cannot be used** for golf practice or for any other sport or activity that lifts or divots the grass area. This includes the use of metal detectors in the grass areas. This is considered landscape vandalism and subject to fine.

### POOL

This summer we have had a number of instances where **poop has been discovered in the pool** resulting in the locking down of the pool and the cost of cleaning. We ask that you be more diligent in addressing this concern, especially when bringing children to enjoy the pool. The pool will be open and heated during the winter months.

### HALLOWEEN SAFETY TIPS BY HEALTHYCHILDREN.ORG

- Plan costumes that are bright and reflective.
  - Consider adding reflective tape/stripes to costumes and Trick-or-Treat bags for greater visibility.
  - When shopping for costumes, wigs, and accessories, look for and purchase those with a label clearly indicating that they are flame resistant.
  - Do not use decorative contact lenses without an eye examination and a prescription from an eye care professional.
  - Consider using a flashlight or glow stick instead of a candle to light your pumpkin.
  - Only go to homes with a porch light, and never enter a home or car for a treat.
- A good meal prior to parties and trick-or-treating will discourage youngsters from filling up on Halloween treats.
- Wait until children are home to sort and check treats. Though tampering is rare, a responsible adult should closely examine all treats and throw away any spoiled, unwrapped, or suspicious items.

