

# WESTPORT TOWNHOME

Owners Association Newsletter

QTR 1, 2023

The Board of Directors is committed to proactively, cost effectively & transparently responding to the needs of our community in order to preserve its' integrity & value. Please support the Board's efforts by attending meetings & communicating respectfully with your neighbors should you have an issue or concern & contacting the management company should you need assistance.

## Completed & Approved Projects

The Board has contracted with a new management company, Lordon Management. They will replace The Management Trust in March.

New motors for the front entry & exit gates have been installed due to the fact that the existing motors no longer functioned in the event of a power outage.

Loose stone caps on the perimeter & pool fence have been reattached. A **BIG THANK YOU to one of our homeowners** for pointing out this previously unknown & widespread safety issue!

The board has approved new plaster & tile for the pool & spa & a new heater for the spa (to replace the current one that is causing rust stains). This project will start as soon as permits are issued.

## Goals for 2023

Mandatory SB-326 balcony inspections & a newly established yearly termite inspection will be paired with a community-wide review of stucco, wood & metal components for repairs & repainting.

The parking committee will be working with the Board on the clarification & enforcement of the parking rules within our community.



Please submit any questions or concerns (maintenance or otherwise) in writing to:

### **The Management Trust**

100 E. Thousand Oaks Blvd.

Ste 115

Thousand Oaks, CA 91360

### **Community Manager**

Amy Hansen

800-672-7800 ext 1604

Amy.hansen

@managementtrust.com

### **Assistant**

Monica Licea

800-672-7800 ext 1603

Monica.licea@

managementtrust.com

### **Association Maintenance**

### **Related Emergencies**

**800-672-7800**



### **REQUEST TO JOIN OUR**

### **FACEBOOK GROUP**

Boyside neighbors

Group 513211140304398

## Message from Your Landscape Committee

The landscape committee has been working on a plan to upgrade the gardens throughout our community while also being mindful of the budget. We recently hired a new landscaping company, Brightview, who is doing a terrific job of removing dying plants, cleaning garden beds, & tending to plants in ways that allow for growth.

### **Here are a few of the completed and in-progress improvements:**

- 6 new trees were planted near the courtyard homes & 6 more trees were planted throughout the community where pine trees were removed last year.
- Drought-tolerant agave plants were added in various empty spots throughout the complex at no cost to us.
- Phase 1 of new plant installations will begin soon near building 1360-1366.

The committee regularly walks the complex with Brightview management to point out areas of concern. You should continue to see more changes & upgrades in the months ahead!



# Living in our HOA community

When purchasing/renting our homes we agreed to comply with the community's Governing Documents & Rules/Regulations out of respect for our neighbors, safety & to maintain our property values. Please visit [westporthoa.gatsbyjs.io](http://westporthoa.gatsbyjs.io) & review all governing documents to ensure you are in compliance. The following excerpts are taken directly from our governing documents & highlight some more commonly noticed issues. The Board wants to give homeowners ample time to correct any violations. *Any violations not corrected by 4-1-23, will receive courtesy notices, followed by violation & fine notices, until corrected.*



## Patio Landscaping Guidelines:

1. No items of any type may be placed on the patio walls.
2. Plants surrounding the patio walls shall be trimmed/manicured so as not to exceed approximately two (2) feet above the patio wall. (Please note this is referring to plants on the interior of your patio walls. External plantings are maintained by the HOA)
3. Bushes/trees along the backside of the unit shall meet the following criteria: Plants at or near the patio light fixture must be kept below the light fixture and shall not intrude into the light fixture. Plants on either side of the French doors shall not exceed the height of the French doors.
4. Plants, vines, trees or other landscaping items including but not limited to fountains, shall not be attached to the stucco, gutters or any other part of the building.



## From the Community Handbook:

### Patio & Balcony Guidelines:

1. Residents must maintain their patio/balcony area in a neat & attractive manner.
2. Clothes, rugs or any other type of similar material may not be hung on patios/balconies or railings.
3. Patios/balconies may not be used for storage of any kind.
4. Bicycles, toys, surfboards & exercise equipment shall not be stored on patios/balconies.
5. Only appropriate outdoor furniture may be placed in the patio/balcony area. All outdoor furniture must be maintained in a neat & attractive manner.
6. All plant material must be healthy & free from disease & pests.
7. Potted plants may not be placed on or attached to the wrought iron fences, railings or buildings. Potted plants are permitted in your exclusive use area & must have proper drainage. Any damage caused by negligence to the surface or structural integrity of the patio/balcony area is the sole responsibility of the homeowner.

**No items of any type may be placed in the common area landscaping** or other common area property. Additionally, **no items of any type, except satellite dishes, may be attached to any portion of the building** including exclusive use areas.

**All hoses must be rolled up & kept out of the common area landscaping** on an "approved" hose reel or be kept out of sight when not in use. See <https://tinyurl.com/yva7t9cz> for an example of an "approved" style.