



PLEASE THINK ABOUT HELPING OUR COMMUNITY BY  
ASKING TO JOIN ONE OF THE COMMITTEE'S



## JUNE

### 2018 NEWSLETTER



The next Board meeting is scheduled for June 21, 2018, at Spectrum Property Services, 1259 Callens Road, Suite C, Ventura at 7:00PM. Hope to see you there!



#### NEW TERMITE COMPANY

It is important that, once homeowners receive their notice of termite inspection, they contact California Termite Solutions, Inc. (805) 323-6761. This is to make sure our buildings are being maintained, and treated as needed for termites.

Please note: At any time you notice termite droppings, please contact California Termite Solutions, Inc., and schedule a treatment. You Do not need to wait for your annual termite inspection.



#### BUDGET

The new budget will be mailed on May 24, 2018. The Board faced an arduous task this year in drafting the budget, and a great deal of effort went into its preparation. The monthly assessment will be increased to \$400.00 per month to cover anticipated charges for water & sewer. This is for July 1, 2018 through June 30, 2019.

If you did not receive a copy of your budget, please contact Maria Melero at Spectrum Property Service she will provide you with a copy.

#### FRONT DOOR



#### MURPHY IS OIL SOAP

To maintain the finish on the front doors we recommend cleaning your front door using Murphy's Oil Soap to restore its finish.

#### LOOK OUT



It has been reported there are more homeless in the area sleeping in their vehicles in the public street & Riverview parking stalls. If you see any suspicious activities contact Ventura Police Department at (805) 339-4400. For emergency dial 911. Write down the description for accuracy. **DO NOT DELAY IN REPORTING.** A few minutes delay is enough time to reduce the chances of catching the person.

1. Please do not leave your garage door remotes or electronic devices in plain



sight in your vehicle. This invites thieves to break in.

2. Make sure you lock your vehicles at all times, when parked outdoors.

We as homeowners need to stop and help one another.



**GUTTER/ROOF CLEANING**  
R&S Construction will be completing gutter and roof cleaning (Weather Permitting).

Phase 2-June 11

Phase 3-July 9<sup>th</sup>

Phase 1-August 13<sup>th</sup>

We ask that you please be careful at all times around the work area as hazards such as falling debris may exist in and around the work area. Please cover all valuable items on your property to protect them from damage. Neither the Association nor the vendor will be responsible for any damage or for cleaning any contents of units, or removal of any debris from any individual property as a result of the cleaning of the gutters, valleys, downspouts and waterways.



**HAPPY BIRTHDAY TO THOSE WITH  
THEIR BIG DAY IN JUNE 2018**



Spectrum Property Services has an after-hours emergency line (805) 535-5222. Please call this number immediately if you see a broken sprinkler or believe you have a plumbing leak if it's after hours.

Please do not email after hours, as it's not seen until the next business day.



**PARKING RULE:**

Please be advised, per the Rules and Regulations, Section 10.1, Parking, "All motor vehicles including motorcycles and recreational vehicles (trailers, campers, boats, or similar

items) and all bicycles shall be parked in garages or in parking spaces, except for temporary loading and unloading purposes. Parking in fire lanes or in front of mailboxes is specifically prohibited. All vehicles must fit within the white lines, not extending into adjacent parking spaces or into the driveway." (All driveways/alleyways are considered fire lanes.)



Tom's Towing is the Association towing company. Their number is (805) 647-0733.



Please mail, email, or fax correspondence to:

Spectrum Property Services  
P.O. Box 5286, Ventura, CA 93005

Location:  
1259 Callens Road, Suite A  
Ventura, CA 93003

Association Manager: Lupe Aguilera  
(805)642-6160 Ext. #112  
Fax: (805)642-3944  
[Lupe@spectrumprops.com](mailto:Lupe@spectrumprops.com)

Office Hours:  
Monday-Thursday 9AM to 5PM  
Friday 9AM to 2PM

After Hours  
Emergency Line: (805)535-5222

