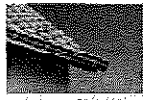


2018 NEWSLETTER



The next Board meeting is scheduled for March 15, 2018 at Spectrum Property Services, 1259 Callens Road, Suite C, Ventura at 7:00PM. Hope to see you there!



GUTTER/ROOF CLEANING

R&S Construction will be completing gutter and roof cleaning (Weather Permitting).

Phase 2-March 12th

Phase 3-April 9th

Phase 1-May 14th

We ask that you please be careful at all times around the work area. Please be advised that hazards such as falling debris may exist in and around the work area. Please cover all valuable items, should the cleaning crew be near or around your unit, as some debris as a result of this operation may land on your property. Neither the Association nor the vendor will be responsible for any damage to, or for cleaning any contents of units, or removal of any debris from any individual property as a

result of the leaning of the gutters, valleys, downspouts and waterways.



TERMITE INSPECTIONS

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 the association is 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.



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



It has come to our attention that The City of Ventura Water Department, in an effort to increase revenue to the City, will be monitoring water usage during the months of February, March and April 2018, at all residences, then analyzing it and determining rate increases based on usage.

In an effort to keep our dues from going up (or rents, too) due to wastefulness, the Board of Directors are asking each and every one of you to be ever mindful of your water usage during these three months, Please! The price of water is a major factor in our budget!

Just SOME of the ways each of you can help and make a difference are by:

- **Marking sure you don't leave the water running the whole time you are brushing your teeth.
- **Check all faucets and valves for leaks and repair them immediately
- **Check your toilets for faulty flappers or constantly running or refilling tanks
- **Wash your vehicles at a carwash
- **Shorten your shower time by 1 or 2 minutes

These and other ways to save water you many think of your particular home, will all help the end result!



Spectrum Property Services has an after hour emergency line (805) 535-5222. Please contact them 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 till the next business day.

Architectural Modifications



If you are doing any improvements to your home on the outside (windows, or satellite dish etc.) you must fill out an Architectural modification application form before installation. No improvements may be done without approval. Please contact Spectrum Property Service for an architectural modification form.



Daylight Saving Time Begins

MARCH 11TH

LOOK OUT



1. 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. Write down the description down so you don't forget nothing you see. **DO NOT DELAY IN REPORTING.** A few minutes delay is enough time to reduce the chances of every catching the criminal.

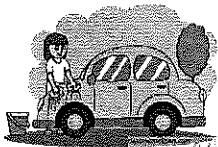
2. Please do not leave your garage door remotes in site off your vehicle or electronic devices. This invites thieves to break in to vehicles. Please be caution of what you leave in site.
3. Make sure you lock your vehicles at all times.

We as homeowners need to stop and help one another and help



TOM'S TOWING

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



NO CAR WASHING

PLEASE NOTE:

"Due to current drought conditions and mandatory State of California water restrictions Riverview Ventura Homeowner Association is temporarily suspending washing of any vehicles and any kind of patio washing using Riverview Ventura HOA water."



We continue to have reports of homeowners with dogs that are unleashed roaming and depositing feces matter in the common area landscaping, and that the

droppings are not being cleaned up. While this might seem like a minor issue, dog waste is damaging to the common area landscaping and detracts from the appearance of the community.

SECTION 13, PETS

13.2 All household pets must be kept on a leash or other restraint no longer than six feet (6') in length when on any portion of the Project except within a Unit. The Owner or resident walking with his/her pet must be holding the leash at all times.

13.4 Residents **must promptly clean up** waste left by their pets.



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

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

After Hours
Emergency Line: (805)535-5222

