

WHALERS' VILLAGE TOWNHOME ASSOCIATION



NEWSLETTER 2019



BOARD MEETING

The next Board meeting is scheduled for Tuesday, February 12, 2019 at 7:00 PM at the Whalers' Village Clubhouse. Hope to see you there.



Annual Election: At the April 7, 2019 Annual meeting we will be electing TWO (2) DIRECTORS, to serve on the Board of Directors for a term of THREE (3) years. Candidate Nomination Form will be mailed in February 7, 2019 if you wish to run for the Board of Directors, please fill out the Candidate nomination form and return to Spectrum Property Services by February 22, 2019.

WOOD REPAIRS/REPLACEMENT PAINTING



ALL BRIGHT PAINTING was awarded the contract to do wood repairs/replacement and paint the Whalers Village Townhomes Association Community.

The painting is expected to take approximately (2) two months, weather permitting. All Bright Painting will post a notice on your unit 5 days prior to painting your unit.



All Bright Painting will also be doing wood repairs & replacement prior to the painting. Once All Bright Painting power washes your building the wood repairs/replacement will begin.

We ask that you please be careful at all times around the work area. Please be advised that hazard such as nails, construction derbies and falling materials may exist in and around the work area. Please cover all important items on your patios, as some debris as a result of this operation may land in these areas. Please also be advised that some dust may filter into interior of your unit. Neither the Association nor the contractor will be responsible for any damages to, or for cleaning any contents of the units or removal of any debris from patios resulting from the work. Entry to your unit is not required unless unforeseen problems arise. If this becomes necessary, you will be contacted.



Termite Inspections

It is important that once homeowner's **receive** their notice of termite inspection, they contact BPC Pest Control at (805) 650-6828. This is to make sure the Association is being maintained and treated as needed for termites in a timely manner. The Whalers' Village Townhomes Association Rules and Regulations cover issues regarding homeowner's failure to have their unit inspected and treated as scheduled by BPC Pest Control. Specifically, any homeowner who fails to keep their scheduled termite inspection appointment and/ or treatment, as necessary, will be assessed a \$100.00 fine to their account.

Please note: At any time you notice termite droppings, please contact BPC Pest Control and schedule a treatment. You don't need to wait for your annual termite inspection.



REVISED AMENDED BY-LAWS & CC&R'S

The secret ballots were counted at the Board meeting held on October 9, 2018, for the Proposed Restated By-Laws and CC&R's. Unfortunately, the Proposed Restated By-Laws & CC&Rs did not pass, out of the 66 total units in Whalers Village Townhomes Association, the Association received 42 total ballots with 36 owners voting in favor of the proposed restated By-

Laws & CC&Rs and Bylaws, and only 6 owners voting against.

We will be re-mailing the secret ballots for the 3rd time, to the members. We hope that all homeowner return their secret ballots.



NO PARKING

We continue to have residents parking on the aprons, in driveways and alleys behind the buildings. The Rules & Regulation states, "**No Parking** is permitted on garage aprons or in driveways or alleys behind buildings, except for short periods of time for purposes such as loading or unloading, washing vehicles or changing a tire. Vehicles parked in these areas should not be left unattended or overnight.

ONLY MINOR MECHANICAL ADJUSTMENTS to vehicles may be undertaken within the confines of the Whalers Village Townhomes complex.

CITY OF OXNARD

Oxnard 311 helps you stay connected to your City. With Oxnard 311, you can submit a service request – fix a pothole, replace a sign, report graffiti, and more. Your request is instantly routed to the right person in the right department at City Hall. This means your request is responded to quickly and you'll be notified as soon as the service is complete. Oxnard 311 is also a great way to get City news and emergency notifications.



GUTTERS NEED TO BE CLEAN



Rain gutters and downspouts is the responsibility of the homeowner to maintenance and repair.

During a recent walk through of the community it was noted that there are several rain gutters that are in need of cleaning. Homeowners who have gutters and downspouts please keep them clear of debris.



TREES

There are several trees in front and back patios that are in need of trimming away from the structure of the building.



HOMEOWNERS MUST
PROVIDE A COPY OF THE RULES AND
REGULATION TO THEIR TENANTS. We are
receiving reports of several tenants in the
community not following the Rules &
Regulations.



Please mail all correspondence to:
Spectrum Property Services,
Association Manager: Lupe Aguilera
P.O. Box 5286, Ventura, CA 93005

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

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

Contact: (805) 642-6160 Ext. #112
Fax: (805) 642-3944
Email: Lupe@Spectrumprops.com

Accounting question please contact Maria
Melero at (805) 642-6160 Ext. #100

After Hour's emergency Line: (805) 535-5222



**Spectrum Property Services will be closed
Monday, February 18, 2019.**