



## 2017 NEWSLETTER



The next Board meeting is scheduled on Thursday, May 18, 2017 at Spectrum Property Services, 1259 Callens Road, Suite C, Ventura at 7:00PM. Hope to see you there!



### NEW TERMITE COMPANY

The Board of Directors has hired a new termite company for the Association. They awarded the contract to California Termite Solutions, Inc. for their termite inspections effective April 1, 2017.

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 don't need to wait for your annual termite inspection.

### 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.



### PARKING MONITOR

#### NEEDED

If you are interested in volunteering to be a parking monitor, Please contact Lupe Aguilera at Spectrum Property Service. The Association is in need of one in phase 2.



## 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

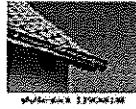


## **NON-REGISTERED VEHICLES**

We are having an influx of vehicles parking on Riverview Ventura property that are not registered with Spectrum Property Services as being Riverview residents. Please make sure that your vehicle is registered with Spectrum Property Services. Please Note, the make, model, color and license number is required.

California vehicle code covering condos: vehicles that are cited will have 96 hours to respond to the citation. If there is no response to the citation after 96 hours the vehicle will be towed at the owners' expense.

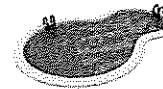
Any vehicle parked in the alley ways or in front of the garages over night or for long periods will be towed immediately without a warning notice. This is a hazard. The laws are contained mostly in the California Vehicle Code Section 22658.



## **GUTTER/ROOF CLEANING**

R&S Construction will be completing gutter and roof cleaning in Phase 3, May 15, 2017 (Weather Permitting).

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.



## **POOLS**

### **ALL POOLS OPENED AND HEATED**

**POOL HOURS:** 7:00 AM to 10:00PM  
Please be reminded to obey all the POOL

**RULES:** These rules are there for your safety. Please if you observe any infractions of these rules, call Spectrum Property Services. When reporting give the exact time and date of the occurrence. The Association has a card reader that will download the card number. This will show how many times the pool card was used, the time of the occurrence and date.

16.4 The association prohibits trespassing within the pool area between the hours of 10:00PM and 7:00AM).

16.5 Gates to the pool must be locked at all times

16.6 Children of diaper age must wear protective pants.

16.7 Children thirteen (13) years of age and under must be accompanied at all time by an adult resident of 21 years of age or older.

16.8 Only four guest permitted per unit at one time. All guests must be accompanied at times by an adult resident of 21 years of age or older.

16.10 NO GLASS PERMITTED! Beverages must be in unbreakable containers. No eating shall be allowed while in the pool. The pool area must be kept clean or spa.

16.16 No Loud noises, roughhousing, running or obnoxious behavior shall be allowed in the pool area at any time.

16.17 No animals or pets are allowed in pool area.

**LET'S TAKE PRIDE IN OUR  
COMMUNITY!**



**HAPPY BIRTHDAY TO THOSE WITH  
THEIR BIG DAY IN May OF 2017!!!**



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.



**CALIFORNIA STRAWBERRY FESTIVAL**  
**Saturday, May 20<sup>th</sup> & Sunday, May 21<sup>st</sup>**



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



Spectrum Property Services will be  
closed on on Memorial Day May 29, 2017