



## 2017 NEWSLETTER



The next Board meeting is scheduled for January 18, 2018 at Spectrum Property Services, 1259 Callens Road, Suite C, Ventura at 7:00PM. Hope to see you there!

Below please find the results of the Annual Meeting of the Members held on November 13, 2017

President	Michael Collins
Vice President	Margie Raddatz
Secretary	Martha Symes-
Abrams	
Treasurer	Michael Richards
Director	Open Position

Please congratulate your new Board members, should you see them traveling throughout the community!

### Holiday Decorations



Christmas lights are allowed from Thanksgiving and must be removed by January 10, 2018.



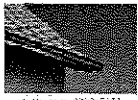
### As the Holiday's approaches us few things to remember:

1. Make sure you lock your vehicles at all times and not leave anything in the car visible.
2. If you are leaving your home for an extended period of time, notify your neighbors, so added attention can be placed in your home.
3. When you plan to leave for any length of time, arrange to have your Newspaper pick up by a neighbor or stopped. Timers to activate lights should be set in your home.
4. Keep an eye on your neighbor's homes and report any suspicious activities to your local police department, Write down the description down so you don't Forget nothing you see. **DO NOT DELAY REPORTING.** A few

minutes delay is enough time to reduce the chances of every catching the criminal.



The Board is looking for Volunteers to serve on various committees pool, landscape, Architectural & parking. If you would like to volunteer, please contact Lupe Aguilera at Spectrum Property Services.



#### **GUTTER/ROOF CLEANING**

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

Phase 3 December 11<sup>th</sup>  
Phase 1-January 8<sup>th</sup>  
Phase 2-February 12<sup>th</sup>

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.

#### **PARKING**



We seem to be experiencing parking Congestion in the community. As you know this is a community of 120 units and the parking is limited. Some owner's

might own more than 2 vehicles. We are requesting that homeowners park at least 1 vehicle in the garage.



#### **NON-REGISTERED VEHICLES**

We have and 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.

All vehicles parked in Riverview Ventura parking stalls must be registered and insured. If the vehicle is registered with Riverview and has expired tags it is considered inoperable. Per Rule and Regulations the vehicle will be cited and towed away at owner's expense.



#### **POOLS**

Pool heater is off at POOL #1 & #3. POOL #2 pool heater is on and all spas.

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



#### **TERMITE INSPECTIONS**

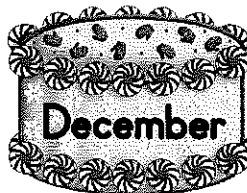
It is important that once homeowners receive their notice of termite inspection they contact California Termite Solutions, Inc. (805) 323-6761. This is to make sure the association is being maintained, and treated as needed for termites.

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.



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.

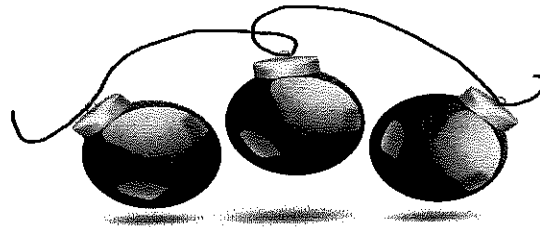


**HAPPY BIRTHDAY TO THOSE WITH THEIR BIG DAY IN DECEMBER 2017**

#### 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.



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 Monday, December 24, 2017 to January 1, 2018.**

