

Bridgehaven HOA



NEWSLETTER 2017



The next meeting Board meeting is scheduled to be held on January 8, 2018 at 6:00 PM at 1629 Vista Oaks Lane.



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 and garbage cans should be taken in.
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.



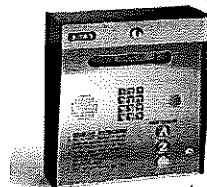
WROUGHT IRON FENCING

It is the homeowner's responsibility to maintain, paint and repair all wrought iron fencing surrounding their property as needed. There are still a few homes that need tending.

IMPORTANT REMINDER!!!

Please make sure you return your resident form mailed to you in October. The information on the form is collected for two interrelated purposes. One, the Board is working on a community directory with names and addresses of owners and tenants (if applicable) in the Resident Directory. This is to facilitate communication between residents. Two, the remainder of the information is kept by Spectrum Property Services and the Board of Directors to assist in the fulfillment of our management duties and to facilitate the dissemination of vital information during both emergency and non-emergency situations. The owners and residents of the Bridgehaven are part of a neighborhood with mutual assets and shared resources, such as our common grounds. Using the information contained on the resident form, Spectrum and the Board are better able to protect and help keep safe owner's and resident's assets (e.g., vehicles and personal property), as well as their loved ones (e.g., animals and family members). Please help us by filling out and returning the "Resident Information Form" by December 2, 2017.

Please check the box on the resident form if you wish to opt in for the directory.



surface mount

Effective, Monday, December 2, 2017, the new gate code will be changed to #1998. Please do not, under any circumstances; post the Associations gate code anywhere on the property. By posting the gate code, this allows unwanted visitors to have access to the community.

The new vendor code will be #2017, this code is to be given to VENDORS ONLY such as: newspaper delivery, construction workers, personal landscapers, etc. This vendor code will only work between the hours of 5am-7pm.



HOME APPEARANCE

There are a few homes that need attention with the appearance of landscape and improvements to the home. While this might seem like minor issue, this does detract from the appearance of the community and value of our homes. Per the Association's Rules and Regulations, General Rules 13: "All landscaping and improvements shall be maintained in good condition and repair at all times.

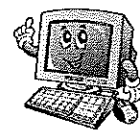
Please homeowner attend to the appearance of you landscape in the front, back and improvement to the exterior of the home.



Let's prepare for the rain!

There are some homes that have concrete swales and drain intakes that traverse to private yards. In preparation for this, please clear storm drains and any v-ditches in your private yard in order to prevent possible water damage in your private or neighboring yard.

If you need sandbags in your area, please contact www.toaks.org. For additional preparedness resources, visit www.readyventuracounty.org.



ASSOCIATION WEBSITE

To access the website please follow the directions below:

Go to www.spectrumprops.com

Click on 'Association Websites' on the left side menu

User name: bridgehaven

Password: vistaoaks



Please remember that any homeowner wishing to make improvements to their property must submit an architectural modification request form in advance of beginning work on any project. ALL modifications to the exterior of the house must have Architectural Approval by the Board of Directors prior to making changes.

Happy Hanukkah



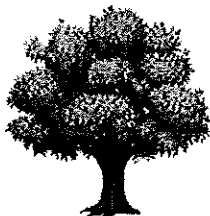
TRASH CONTAINERS AND COLLECTION

A reminder of the Rules & Regulation trash bins: In no event shall trash containers be maintained where they would be visible from neighboring property (including streets) except when necessary to make them available for collection, and then only a maximum of twenty-four (24) hours. Please secure your bins behind gates/fences and collect them promptly after the trucks have been through.



Homeowners entering or exiting the community through the pedestrian gates please be sure that they close and lock behind you. If you see the pedestrian gate propped open please close them. This will avoid any outsiders from entering the community.

- Do not give out either of the gate codes.
- Keep all gates with access to public locked at all times.
- Be watchful and aware of any unfamiliar activity in the neighborhood.



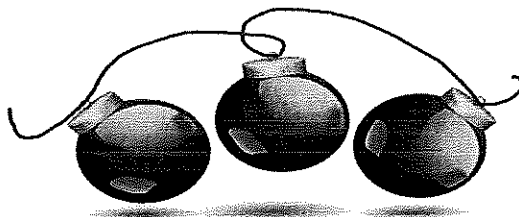
Trees Overhanging: There is several homes that have trees in the front yard that are overhanging the sidewalk and street. Per the Association's Rules and Regulations, General Rules 13: "All landscaping and improvements shall be maintained in good condition and repair at all times. Please homeowner's who have trees in the front yard that are overhanging; please trim away from the sidewalk and street.

Nextdoor.com

Our neighborhood is using a private online network called "Nextdoor Bridgehaven." On our Nextdoor site, neighbors share community events, recommendations, items for sale, crime reports, ideas about how to improve our neighborhood and more. I think you and your neighborhood could benefit too. This is a virtual neighborhood watch program, if you will. Join today!

City of Westlake Village's 2nd Annual Holiday Sing-a-Long Event to Bring Community Holiday Cheer!

In partnership with the Shoppes at Westlake Village, this special holiday event returns by popular demand. Don't miss out on the fun Sunday, December 10 from 3-6 pm at the fountain courtyard next to Tifa.



Please mail all correspondence to:
Spectrum Property Services;
Association Manager: Lupe Aguilera
Lupe@Spectrumprops.com
(805)642-6160 Ext. #112

P.O. Box 5286, Ventura, CA 93005
1259 Callens Road, Suite A, Ventura, CA 93003
Fax - 805-642-3944

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.**