

Tierra Shores Homeowners Association

August 2021 Newsletter



*A Newsletter for our Members of the
Tierra Shores Homeowners Association*

ASSOCIATION MEETINGS

Board of Directors Meetings are held monthly. The next association meeting is scheduled for ***Wednesday, August 25, 2021**. Homeowners are encouraged to attend the General Session. Meeting agendas are posted 4 days in advance and are in the agenda box in front of the clubhouse area.

TEN REASONS TO VOLUNTEER FOR THE ASSOCIATION

1. Protect your self-interests. Protect your property values and maintain the quality of life in your community.
2. Correct a problem. Has your car been towed, or do you think maybe maintenance has been neglected?
3. Be sociable. Meet your neighbors, make friends and exchange opinions.
4. Give back. Repay a little of what's been done for you.
5. Advance your career. Build your personal resume by including your community volunteer service.
6. Have some fun. Association work isn't drudgery. It's fun accomplishing good things with your neighbors.
7. Get educated. Learn how it's done—we'll train you.
8. Express yourself. Help with creative projects like community beautification.

9. Earn recognition. If you would like a little attention or validation, your contributions will be recognized and celebrated.
10. Try some altruism. Improve society by helping others.



ARCHITECTURAL APPLICATIONS AND PLANS



**DON'T FORGET TO OBTAIN
APPROVAL FIRST!**

Our governing documents require that all exterior improvements be submitted for the review and approval of the Architectural Committee and/or Board. Owners are reminded that the Association will need to approve all proposed architectural changes before any work is started. Getting your Association to approve all proposed architectural changes is not just a good idea to protect your investment, it is a requirement!

ELECTRONIC COMMUNICATIONS

Take the time to GO Paperless. Free yourself from the clutter as well as save association printing and copying charges. Did you know that you can view and pay your bill online and receive Association documents via e-mail? Just log in and set your preferences. Visit <https://portal.optimumpm.com/>. While setting your preferences, please ensure that we have the most current emails, and contact information to reach you and/or your tenant(s) if applicable.

LAKE AND WELL UPDATE

We would like to provide all residents with an update on the lake and well from the vendor we utilize.

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A report was generated and provided to the Board regarding the MP204 that is installed on the well pump. The report indicates on April 11th, the system was shutting down due to a Dry Running condition. A dry running condition is pretty much like it sounds, it is when the pump no longer has water available to pump. This creates a low amp situation that the MP205 can recognize. This can happen a few different ways, 1. The pump can be moving more water than the well can produce, causing the pumping water level to drop, and begin sucking air, or cavitating. 2. The suction of the pump (in this case the Lakos Sand Separator) is being clogged, not allowing the water to enter through the suction slits. Number 2 can be caused by an abundance of sand building up in the separator. A 3rd option is the pump bowl failing and not moving any water. Pump failure can be caused from normal wear over time, or premature wear from pumping sand or running dry. The lack of water movement caused by either condition will eventually cause the pump motor to overheat and fail. The motor depends on moving water to keep itself cool during operation. Now having the reports from the MP204 available, I believe this has been a problem for some time and has been the culprit for past motor failures. We have discussed in the past that, unfortunately this well is poorly designed and has limited options when it comes to improving the sand intrusion issues and water yield however, there may be ways to help mitigate future failures. The next step will be to once again, extract all the equipment from the well to confirm that the motor has indeed failed, perform a video inspection to see if sand has once again piled up on the bottom. Inspect the pump bowl to see if it has been damaged due to dry running or passing sand thru it. Then reinstall the pump with a new motor. I can provide a quote for this asap. Testing should be done to determine what is going on. This step has been circumvented in the past due to either budgetary reasons, or the sheer need for the well to be operational. Test pumping should be performed to determine the exact yield of the well and pumping equipment should be sized based on data acquired during the test. Like I said. dry running may be caused from the pump, pumping more water than the well itself can yield. Also, during the test pumping, a sand test should be performed to determine what the exact parts per million of sand is being produced. If the sand content is very high, things such as a well liner with an engineered filter pack may help reduce sand intrusion. A liner will make the inner

diameter of the well smaller only allowing for a smaller pump to be installed. Which may be okay depending on goals and actual well water yield. The last option is to not put any more money into this well and drill a new one. This comes with considerable upfront costs but will certainly eliminate all the headaches of the current well being used.



MANAGEMENT COMPANY

OPTIMUM PROFESSIONAL PROPERTY MANAGEMENT

Office: (714) 508-9070 / Fax: (714) 665-3000

Office Hours: Monday-Friday

8:00 a.m. to 5:00 p.m.

Market Place Center

230 Commerce, Suite 250

Irvine, CA 92602

PAYMENT DROP BOX

A drop box is located outside of the main entrance

Annette Chavez

On-Site Manager

(951) 301-6614

Email: achavez@optimumpm.com

Serina Washington

District Manager – Inland Empire

Extension 392

Email: swashington@optimumpm.com.

Billing/Collections Department Option 1

Email: billing@optimumpm.com

Escrow Department Option 2

Email: escrow@optimumpm.com

Maintenance Option 3

Email: maintenance@optimumpm.com

BOARD OF DIRECTORS

John Forster, President

Linda VanKirk, Vice President

Calvin (Aaron) Martin, Secretary

Doug Kohman, Treasurer

Andrea Dunson, Member at Large