

Tierra Shores Homeowners Association

October 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, October 27, 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.

BALLOT SALE OF COMMON AREA PROPERTY

The Board of Directors sent out a ballot to the membership for the sale of the common area property. Please ensure you read the information below and submit your vote:

REASONS: The developer for the Tierra Shores community intended to construct a recreational vehicle storage facility on the property but never did. Tierra Shores Homeowners Association ("Association") now owns the property. The Association's CC&Rs requires approval of the owners to sale property with a market value over 5% of the Association's budgeted gross expenses. The property's value is estimated to be over 5% of the Association's budgeted gross expenses and it wishes to sale the property for needed upgrades, repairs and maintenance to the common areas and facilities for Tierra Shores.

APPROVAL REQUIRED: A majority of members present and voting at a meeting with a quorum of more than 50% of the voting power; this means at least 158 ballots must be returned and approval would be based on a majority of those ballots returned. Please **VOTE!!!**

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.

MAINTENANCE REQUESTS



We provide a 24-hour emergency service for the purpose of handling emergencies in the common areas. Call Optimum at (714) 741-2685 to report an after-hour emergency. Also, for your convenience we provide an after-hour voice mail system that allows you to leave a message. You may contact Optimum at (714) 508-9070.

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YARD/GARAGE SALE DATES!!!

The Board of Directors is pleased to announce the yard sale/garage sale date for the weekend starting Saturday, October 9th and Sunday, October 10th. This is a great way to clean out those garages and make some extra money for the upcoming holidays!



TRICK OR TREATING TIPS!!!

Top 5 Tips for an Honestly Safe Halloween

- Keep Toxins Out of Costumes. It all starts when we get our little ones dressed.
- Plan Your Night Ahead.
- Wear Bright Colors and/or Add Reflective Tape to Costumes.
- Accompany Small Children All the Way to the Doors.
- Always Check Candy Before Eating It.



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

Doug Kohman, Treasurer

Calvin (Aaron) Martin, Secretary

Andrea Dunson, Member at Large