

TIERRA SHORES HOMEOWNERS ASSOCIATION

February 2023 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, **March 22, 2023, at 5:00 pm**. Homeowners are encouraged to attend the General Session at 6:00 pm. Meeting agendas are posted 4 days in advance and are in the agenda box in front of the clubhouse area.

POOL CLOSURE UPDATE

Please be advised the community swimming pool area will be closed from February 13, 2023 through May 15, 2023 due to concrete replacement and spa re-plaster.

We apologize for any inconvenience this may cause and we appreciate your patience while we complete this project.

COMMUNITY PATROL

Safe listing for overnight parking is easy! Please email parkingpermits@333security.com and include your first and last name, address, phone number, make, model and the color of the vehicle and indicate the amount of days you will need the vehicle safe listed for. You then will receive a confirmation email stating you have been safe listed.

THE OWNER'S PORTAL

Optimum Professional Property Management, Inc. is a proponent of present-day technologies that enhance our ability to provide great service consistently. Our management software, Vantaca, allows each owner private access to their account via a secure Owners' Portal. Owners can easily make payments, sign-up for our Auto-Pay Program, update their contact information – phone numbers, e-mail addresses and mailing addresses, set-up your communication preference to email to receive your billing statement or other Association letters via your email inbox, download forms or polices as well as view upcoming Association events, submit an architectural application, request maintenance or ask a question, and more! We encourage owners to utilize the portal for any work orders that need to be placed or if you have any questions and/or concerns you would like to share.

A FEW FRIENDLY REMINDERS

- Please report any suspicious activity to the police department.
- Please remember to place your trash cans out of view of the common area/street.
- Take a look around your home, does it need a fresh coat of paint? Please contact Management for the paint color schemes.
- Maintaining the front yard landscape adds value and curb appeal to the community.
- Please utilize your garage for the parking of vehicles.
- Please do not store or park inoperable vehicles in or around the community. We recommend utilizing your garage for these types of vehicles unless they are oversized. Feel free to communicate with management so we may notify patrol.



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GATE MAINTENANCE

The automatic gates are a great addition to any community as they provide added value to homeowners associations. Accessing the community may not be easy and the gates can deter unpleasant or unwanted activity if they are maintained in proper working condition. Unfortunately, we have received reports that the gates are possibly being damaged by vehicles, residents or visitors. We would like to remind all Tierra Shores residents that repairing these gates can be quite costly to the association and ultimately you as a homeowner/member of the association. Please be cautious when entering or exiting the community and ensure that all gates in need of repairs are reported to Management via email or phone to our Maintenance Department immediately. We would like to thank you in advance for your assistance in keeping up the curb appeal of your home and property!



ASSESSMENTS

Please remember to pay your assessments prior to the 15th of every month to avoid any late fees. We look forward to continuing our focus on maintaining a solvent budget for 2023-2024! Two important facts that benefit homeowners living in an association are as follows:

Financial Stability

A well-managed HOA has a reserve study in place and funds available for future common area repairs and capital improvements, thereby reducing the likelihood of needing a special assessment.

And the number one benefit of living in a well-managed HOA...

Helping Maintain Property Values

Since residents are held accountable to deed restrictions, homes and common areas are consistently taken care of and well-maintained. Having a well-kept home in a well-kept neighborhood is what makes living in an HOA desirable to a lot of home buyers.



PROFESSIONAL MANAGEMENT

MANAGEMENT COMPANY OPTIMUM PROFESSIONAL PROPERTY MANAGEMENT

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