



Important Information for all Cantada Residents

The entire Cantada property will be repaved. While the work occurs, no driving or parking will be allowed anywhere on the black asphalt.

WHEN!

The project is scheduled for Tuesday through Friday, **September 11th through the 14th.**

- ✘ On the 11th, The Dunstan half of the community will close.
- ✘ On the 12th, the entire community will be closed.
- ✘ On the 13th, if all goes well, the Dunstan side will open, but the Dietrich side will remain closed.
- ✘ Hopefully the entire community will be open on Friday, September 14th.

WHAT!

City Service Paving will do the work.

1. All the asphalt (blacktop) will be removed to a depth of 1½ inches.
2. The remaining surface will be repaired
3. Asphalt will be poured over the surface
4. Once the asphalt cures, a protective coating will be applied. (***This surface must cure overnight before you can drive or walk on the surface***)

NOTE: A second asphalt coating will be applied 30-60 days later which will require another one-day community closure.

IMPACT!

1. No one will be allowed to **drive, bike or walk** on any part of the pavement in the community while the project is underway. The offenders will be subject to fines and/or disciplinary action.
2. Services will be curtailed
 - a. US Mail (USPS)
 - b. Private Delivery (FedEx, UPS, etc.)
 - c. Landscaping
 - d. Repairs
 - e. Trash Pickup (CR&R)
3. You will have **no** vehicle access to your garage or parking spaces during the project.
4. You will not be able to cross the construction area to walk dogs or access the pool/spa area.

WHAT YOU MUST DO!

Plan ahead, notify tenants, children, guests and vendors of the project closure. If they mess up the pavement, you will pay for the repairs!

1. Make sure you dump trash no later than Sunday, September 9th. Once the project starts, you will not be able to use the dumpsters until September 14th!
2. Move your cars. Parking will be allowed on Pioneer Road, but late comers will have a long walk. No driving will be allowed once the project begins
3. If you have special needs, contact Krista (See Page 3)



Public Safety & Tustin Ranch

Crime Activity

We are fortunate to be in a low crime area, however, there is crime in Tustin Ranch.

Auto Burglaries are common throughout our area. In most cases these are crimes of opportunity where the criminal goes car-to-car checking for unlocked doors.

Occasionally they break windows but that appears rare. Most stolen items include anything of value lying around on the seat.

There is an increase in the thefts of catalytic converters (exhaust) in Orange County.

We did have one auto theft in a neighborhood near the fire station.

Home burglaries are increasingly becoming a problem in Orange and Tustin Ranch.

What you can do?

1. If you see something, say something!
 - a. Do not confront the person, call the police.
 - b. Take pictures or record information like description and license numbers.

NOTE: *Tustin Police reports that in the last 10 arrests, 9 were caught in the act because residents called the police and alerted them to suspicious activity!*

Emergency – Dial 911

Non-Emergency – 714-573-3200



2. Don't make yourself a target
 - a. Lock your car and your house
 - b. Do not leave your car windows, or your first-floor home windows open unless you are present.
 - c. Thieves are pretty adept at using your balconies to get into second floor windows and doors, so secure them.
 - d. Leave your garage doors closed when not in use.
 - e. Do not leave valuables out in plain sight!
3. Mail theft is growing in Irvine.

Do not leave misdirected or unwanted mail at the mailbox.

- Misdirected mail should be placed in the outgoing mail box to be redelivered.
- Unwanted mail is to be discarded in the recycle trash bin!





Key Cantada Contacts

Optimum Professional Property Management
230 Commerce, Suite 250
Irvine, CA 92602

Certified Community Association Manager, Cantada
 Krista DiFede, CMCA, AMS
 (714) 508-9070 ext. 291
KDiFede@OptimumPM.com

Administrative Assistant
 Deborah Kirby
 (714) 508-9070 ext. 223
dkirby@optimumpm.com

Assessment Billing / Collections
 (714) 508-9070 Option 1

Escrow Department
 (714) 508-9070 Option 2

Maintenance Department
 (Parking, Maintenance, Keys, Lighting, Landscaping
 and Customer Service)

(714) 508-9070 Option 3

After Hours Emergency Call
(714) 741-2685

NEWSLETTER ADVERTISING		
Business	Business Card Ads	\$35 / month
	¼ Page Ad	\$50 / month
	½ Page Ad	\$75 / month
Classified Ad	Non-Commercial notices for community owners and residents only	\$5 / month for 20 words (add \$5 for each block of 20 words or each photo added to the ad)
	Have a Parking Space to Rent	FREE
Contact Krista DiFede (714) 508-9070 EXT. 291		



Cantada Community Board

I imagine some of you have never seen this board before.

California Law requires that the Association have at least one official area to post notices, agenda and other legal documents of the corporation.

Our official board is located in the entryway to the Cantada Pool Area.

Notice the Problem?



The car is parked in a fire lane while two parking spaces go empty!





Cantada Financial Update

We are doing well thanks to your recent contribution in Dues and Special Assessments!

The Board has approved the Budget for Fiscal Year 2019 (FY19 -- November 1, 2018 to October 31, 2019).

That Budget calls for a **3% increase** in dues starting in the November billing cycle.

Dues will increase from:

\$324.36 to \$334.09

The increase in dues is needed to cover:

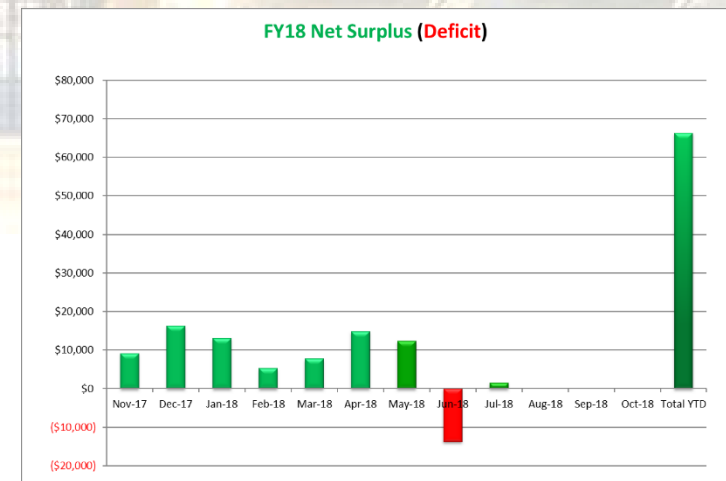
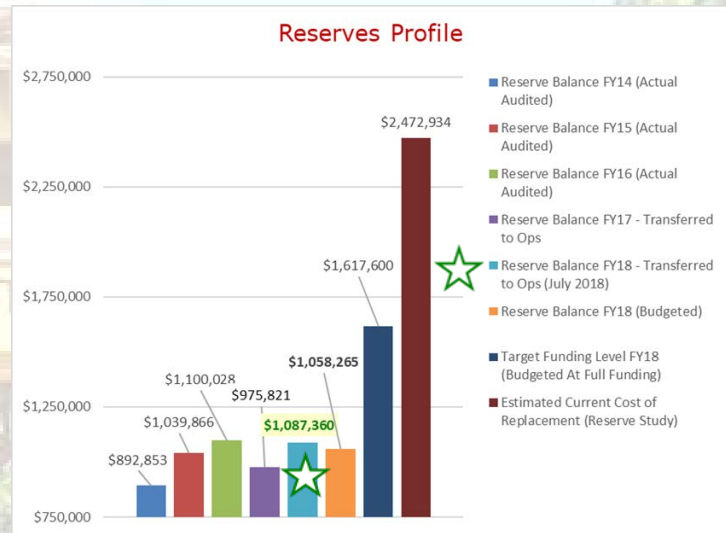
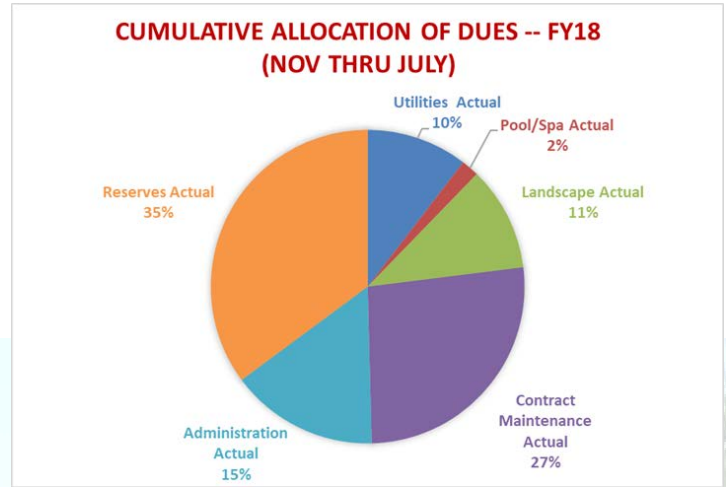
- an anticipated inflation rate of 2.5% for the period
- the State mandated increase in cost of living
- a continued increase in costs related to plumbing and roof repairs

Our expenses related to plumbing leaks has been less than last year, but there is no reason to expect that respite to continue.

We haven't had rain which means our roof has been baking in the sun for a year. That usually means leaks should we be blessed with a wet season this winter.

We have repaid the amounts borrowed from our Reserve Fund and all our accounts are up to date. The Financial condition is sound.

You will receive a detailed budget report in future mailings.





2018 Rule Change

Smoking (tobacco, marijuana, e- cigarettes) is forbidden in the Common Areas of the Community (includes balconies and patios). *You may only smoke within your residence.* If smoke from your residence offends your neighbors due to open doors or windows, you may be subject to a nuisance violation.



CC&Rs & By Laws

The Board is working on an update to the CC&Rs and By Laws. These documents are being revised to address new laws and regulations. The CC&Rs were drafted before 1994, and are substantially out of date. The By Laws were recently updated, but changes to The CC&Rs will force the By Laws to change as well.

We will be holding a Town Hall in the Fall to introduce the changes. We need all owners to participate with the vote, so please plan to participate. It took us nearly a year to pass the last set of By Laws, and the CC&Rs have an even higher threshold of participation!

I'm Back!!!

Mosquitoes are back in abundance. These pests can carry the West Nile Virus which can infect *you and your pets*.

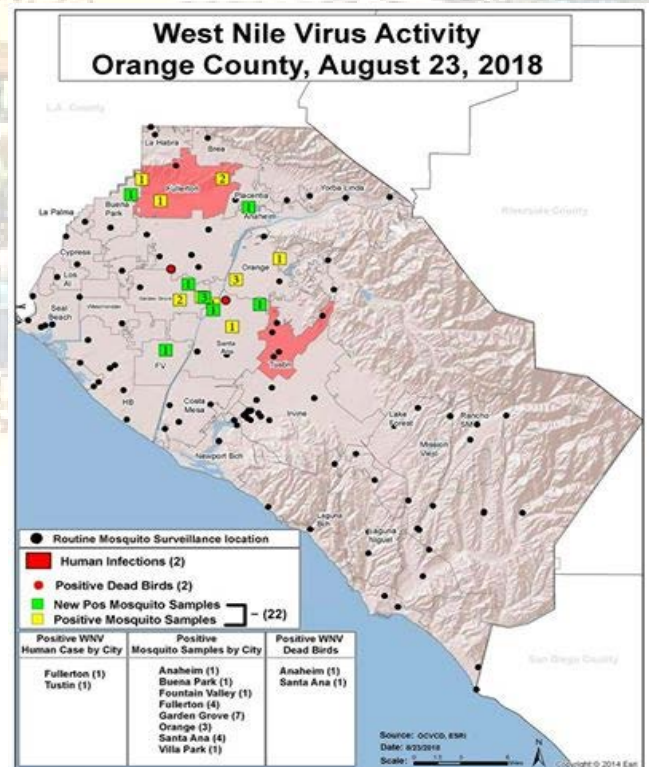


The Orange County Mosquito and Vector Control District has reported the first mosquitos with West Nile see the map!

On 8/27 the District reported finding the *Aedes aegypti* mosquito in the area of Edinger between Tustin Ranch Rd and Red Hill. This bug carries a wide variety of illnesses including Zika and Canine Heartworm.

Only 1 ounce of water is needed to breed a new batch of mosquitoes!

- 1. Never leave your doors and windows open without a screen**
- 2. Make sure your screens are in good repair**
- 3. Protect your pets, especially birds (no outside water dishes)**
- 4. Eliminate all standing water from your yards, patios and balconies**
- 5. Do not overwater potted plants**
- 6. Always coat your exposed skin with an insect repellent, especially around the pool/spa!**





Bathtub Leaks (Second Floor)

If you have a bathtub on the second floor, you might be in for a shock! This overflow gasket will fail over time creating a flood for the first-floor residents. The owner is responsible to maintain this gasket, and to pay for any damage due to leaks from the gasket!



Your New Board of Directors

Our Board of Directors and Officers have been elected for the next year:



- President - Frank Avalos
- Vice President - Mike Dannon
- Secretary - Doug DiGiore
- Treasurer - Paul Pursell
- Member At Large - Nancy Lucia

The Board meets on the 1st Monday of each month except December and July.

Committees

Committee appointments will be made at the next Board meeting. If you are interested in helping with:

- Architectural Committee,
- Landscaping Committee,
- Community Activity Task Group
- Fence Replacement Task Group

All Residents may be considered for a committee appointment.



Slow Down to 15 MPH when driving on our property

Fun Time in Tustin!

Softball Leagues begin September 24th at the Tustin Sports Park (Jamboree & Robinson). Sign up your team with Tustin Parks & Recreation no later than September 18th.



Tustin Tunes In – Featuring the music of Billy Joel, Elton John! Classic Piano Rock. Tustin Community Center, Jamboree and El Camino Real. September 13th, 8 PM. Tickets \$15 presale, \$20 at the Door.



Tustin Tiller Days, October 5-7. Games, Carnival Rides, Food Drinks, Live Entertainment, Sports Zone, Backyard Brewfest, Contests, Parade and more! Pre-Sale \$25, \$30 at the door.



Tustin Parks & Recreation
(714) 573-3326



All Cantada streets are considered fire access lanes.

Unattended parking is forbidden on all Cantada streets. Even five minutes. Violations are subject to towing, fines or other sanctions.