



Urgent Community News!

By Law Revision Vote

Needed to pass:

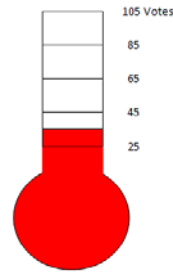
105 "Yes" Votes

Ballots received so far =

36

Deadline is Thursday,

June 23rd at the Annual Meeting. If you lost your ballot or have questions, contact Krista at Optimum.



Members Voting So Far



Annual Meeting & Taco Bar

Thursday, June 23rd, Poolside Taco Bar opens at 5 pm, with registration for the Annual Meeting beginning at 5:30 pm.



If you did not vote by mail, bring your ballots for the By Law Revision and for the Board Election. Extra ballots are available at Registration Desk.

- Taco Bar Opens - 5 pm
- Annual Meeting Registration - 5:30 pm
- Annual Meeting Begins - 6 pm

Summer is Here!

Please remember that our pool is not guarded. Only residents and their guests may use the pool. If someone does not have a key FOB to open the gate, do not let them enter! The membership is responsible for any injury if the pool is not secure.



Use of the pool and spa is a *privilege*, not a right. *Your privilege may be revoked if you violate pool/spa rules.*

ADULTS and CHILDREN



CAN DROWN WITHOUT MAKING A SOUND.

Make sure no one swims alone – Keep your eyes on the water!

Register your Key FOB – Don't Miss Out!

As of Thursday, June 23rd, the pool access gates will be reprogrammed. Anyone who has not registered their key fob number with Krista will be unable to use the pool facilities. About 80% of our residents have registered their fobs. If you have not, bring your fob to the registration for the Annual Meeting.



The Pool/Spa area is closed at 10 PM.



**No Loud Talking,
No Loud Music/TV
No Loud Parties**

After 10 PM



Tustin Police Open House - Saturday, June 18th, 11 am to 3 pm

Join the fun: food trucks, bike safety course, demonstrations by motor officers, SWAT, and K-9 teams for kids and adults. Red Cross will



also host a blood drive on site. Rumor has it that there will be a fire truck and the CHP helicopter if they are available. Meet the officers and get a tour of the department.

300 Centennial Way, Tustin Civic Center

Optimum Professional Property Management
17731 Irvine Boulevard, Suite 212
Tustin, CA 92780

1 (714) 508-9070 / Fax 1 (714) 665-3000

After Hours Emergency Call
1 (714) 741-2685

Association Management Team

Certified Community Association Manager

Krista DiFede, CMCA
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Administrative Assistant

Deborah Kirby,
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Assessment Billing/Collections

(714) 508-9070, Option 1
billing@optimumpm.com

Escrow Department

(714) 508-9070, Option 2
escrow@optimumpm.com

Maintenance Department

*(Customer Service/Landscaping/Lighting
/Maintenance/Keys/Parking)*
(714) 508-9070, Option 3

PAID ADVERTISING



Cell 949-279-4547
Email doug@digiore.com

Douglas DiGiore Realtor



Cantada Original Resident

Selling, Buying or Leasing?
Let me know!

I would be glad to sit down with you to discuss all
your Real Estate options.



Noise Travels

Summer means open windows. Please be aware that sounds travel. The Pool/Spa area and the Parking Areas are surrounded **by bedrooms**.



Unnecessary loud talking, radios/ TV, loud vehicles/alarms, and barking all can prevent others from getting some well deserved sleep and enjoying the neighborhood.

Tustin Street Fair & Chili Cook-off

**Sunday, June 5th,
11 AM to 5:30 PM,
Old Town Tustin**



Chili Cook-off, Salsa Competition, Crafts, Food Vendors, Kids Area, Entertainment, Activities, Music

Concerts/Movies in the Park

Live Concerts in Peppertree Park begin every Wednesday, starting June 22nd, 6 pm to 8 pm. **1st at B Street**. Bring a blanket, snacks and the family and enjoy.



June 22nd – Mick Adams & the Stones (tribute band)
June 29th – Kelly Rae Band (country)

Activities begin at 5:30 pm, Movies begin at dusk (between 7:50 and 8:10 PM)



July 21st – Inside Out (Centennial Park)
July 28th – Shaun the Sheep (Cedar Grove)

Making the Case for a *Special Assessment* – What You Need to Know!

Repairs to the roof and for slab leaks have been extraordinary this year. Our budget is **behind by \$40,992** through April, and it is unlikely that we will be able to make up the difference this fiscal year (ending Oct 31).

So far since November 1, we have spent more than **\$64,068** repairing Plumbing and Roofs. We had budgeted for \$16,623 for these costs over the same period.

We have had to “borrow” from our Reserve Fund to help manage our cash flow. At the end of April we had \$14,418 in checking, when we should have a \$57,752 balance. **\$13,359** of that sum has been “borrowed” from Reserves. The Law requires that we replace the money “borrowed” within a year.

Reducing our day-to-day expenses will not make up the difference. Even if we have no further repair expenses, we do not have enough of a margin in the budget to replace this level of spending.

Our financial experts at Optimum have recommended that we have a special assessment of **\$153 per unit** in the very near future to recharge our checkbook. Such an assessment will bring us an additional \$31,824 in revenue. The Board has been considering such an assessment spread over three months (\$51/ month). This action will be considered during the *August* meeting.

Unfortunately, this is a band aid and we will need to create some additional revenue opportunities next year, or we will end up in the same position. With our aging infrastructure, leaks are simply a fact of life.



Keep an Eye Out for Mosquitoes



OC Vector Control reports that OC continues to report a high incidence of mosquitoes testing positive for West Nile Virus. Breeding conditions are ideal for West Nile and Zika. Mosquitoes can breed and deposit their young *in as little as an ounce of water*. Typical areas of concern include potted plants and pooled water around your home.

Please take precautions with your family and pets to make sure you remain safe and healthy this summer and fall.

- **Eliminate any standing water around your residence**
- **Avoid runoff from overflowing lawns, plants and washing cars**
- **Make sure all of your windows and screens on your house are in good repair (with screens kept closed)**
- **Wear a repellent containing DEET, Picaridin, Oil of Lemon Eucalyptus or IR 3535**
- **Contact the *Orange County Vector Control District* at (714) 971-2421, to report dead birds or neglected bodies of water**
- **Contact Optimum for needed repairs or to report excessive irrigation or standing water problems.**

Why Should I Vote?

1. To have a say in how things are run
2. To demonstrate good citizenship to your family and neighbors
3. To keep your dues down – the Law requires that in order for an election to be valid, a minimum number of members must vote (quorum) – if we don't reach that threshold, we have to vote again, and again and again until the threshold is met. More elections mean more cost to you!

Newsletter Advertising & Notices

Owners and residents in the community may advertise their professional services, offer items for sale or express their need for items such as extra parking spaces. The Newsletter is mailed to the 208 units in the community along with an additional 70+ copies mailed to owners who reside off site. The mailing is via first class mail.

Business	Business Card Adds	\$35 / month
	¼ Page Add	\$50 / month
	½ Page Add	\$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)



Slow Down to 15 MPH when driving on our property

It's The Law!

The Tustin City Code and the CC&Rs require that garages on the property be used for parking.

The CC&Rs outline our parking covenant with the City which clearly proscribes the number of spaces allotted to owners and guests. (CC&R Article 8. 2, pages 44 and 45).

No additional parking permits will be issued if the garage is used for storage.

