



Cantada Community Calendar – October		
<b>30-2</b>	F-Sn	Tustin Tiller Days
<b>2</b>	Sn	CDM Sand Castle Contest
<b>3</b>	M	Board of Directors Homeowner Forum 6 PM
<b>15</b>	S	Art Walk Old Town
<b>16</b>	Sn	By Law Ballots Due
<b>22</b>	S	Medication Take Back Day
<b>22</b>	S	Cantada Garage Sale
<b>22-23</b>	S-Sn	Asian Pacific Festival
<b>31</b>	M	Halloween Lunch Seniors
<b>31</b>	M	Last Day of Cantada Fiscal Year (2015-16)
<b>1</b>	T	Dues Increase Begins
<b>7</b>	M	Board of Directors Homeowner Forum 6 PM
<b>24</b>	Th	Thanksgiving Day – Optimum Property Mgmt is Closed Th & F
<b>No Meetings in December</b>		

## Financial Update

As of the end of August we remain on the losing end of the balance sheet. We spent another \$7,700 over budget for plumbing and more costs are pending for September.

Here is a summary of what we owe:

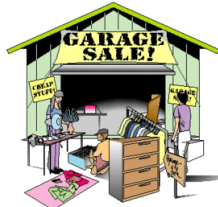
Owed to Reserve Fund	<b>\$42,897</b>
Bring Operations to \$0	<b>\$54,249</b>
To Bring Operations to Proper Limits	<b>\$47,503</b>
Total We Need To Recover	<b>\$144,649</b>
Total from Special Assessment + Dues Increase	<b>\$159,120</b>
Remaining Buffer	<b>\$14,471</b>

We still have 2 months to go in this budget year. If we continue to spend \$7000 a month *above* budget we will use all the additional funds that we will get from the special assessment and dues increase. Let's keep our fingers crossed!



## Cantada Garage Sale – Oct 22

Get your extra treasures together for a community garage sale on



**Saturday, October 22<sup>nd</sup>, from 7 am to 4 pm.**

Cantada will spread the word while you set up your treasures in your garage/driveway. Earn some extra Holiday cash and help reduce the clutter. More info to follow!

HOUSE CLEANING DAY – Cantada will also have a **huge dumpster on Frances Avenue**. Whatever you don't sell, or if you have stuff that needs to be tossed, now's your opportunity. This bin is for all items except Household Hazardous Material:

*(NO TVs, computer monitors, electronic waste, cleaning chemicals, oils, auto parts)*

## Reminder – Assessments



We have two more payments of **\$51** per month due in October and November.

On November 1<sup>st</sup> your dues will increase to **\$306** per month.

If you have automatic bill pay, make sure you adjust your payment to the new \$306.

**You do not want to be charged an additional \$25 a month for being late!**



## Tustin Tiller Days



Tustin's annual community celebration will be held **Friday September 30 through Sunday October 2<sup>nd</sup>**. Activities are held in Old Town Tustin and at Columbus Tustin School at Prospect and Irvine Blvd.

The event includes carnival rides, vendors, live entertainment, sports, backyard brewfest, and more!

Admission is \$25. You can purchase a pre-sale wristband for \$5 (one day use). For information call Tustin Parks & Recreation:

**1(714)573-3326**

## Tustin Art Walk



The Annual Art Walk will be held on Old Town at El Camino and Main Streets on Saturday, October 15<sup>th</sup> from 12 noon to 5:30 PM.

This event includes wine tasting, Plein Air contest (8 am to 5 pm), Historic Old Town Bus Tours, Sidewalk artist and handcraft displays, live music, chalk art center, and kids art.

## Tustin Take Back Day

Clean out your medicine cabinet. Keeping old expired or unused drugs in the house can be



very dangerous. Twice a year, Tustin Police in cooperation with the Drug Enforcement Agency sponsor drug Take Back days to provide residents with an opportunity to dispose of unused or expired drugs.

The event will be held on **Saturday, October 22<sup>nd</sup> from 10 am to 2 pm** at the Tustin Civic Center near Centennial and Main Street.

It's easy - drive up and dump it off in the original container, or any other container.

All types of Pills, tablets, ointments, and other standard drug forms are accepted. *Hypodermic syringes will not be accepted.*

Disposing of medications in the regular trash (except when properly prepared) or by flushing down the toilet is not allowed. Go to the CR&R web site to see alternative ways to dispose of medications.

## Keep Up With Your Mosquito Precautions



Orange County Mosquito & Vector Control reports that 3 positive tests for West Nile Virus in mosquitoes have been found in Tustin so far this year. Dead birds testing positive for the virus were collected from Irvine just south of Tustin. This is not unusual for our area this time of year, but please be aware that this is a **risk for you and your pets!**



## Halloween Luncheon – Oct. 31

The annual Halloween Luncheon is being held at the Tustin Senior Center, 200 South C Street, on Monday, October 31<sup>st</sup>, 12 noon to 1 PM.



## Coming Soon to Cantada



We are working on a new website for Cantada through Facebook. We will be providing news and details for all community residents including renters. Details will be forthcoming.

## Holidays Just Around the Corner

We would like to help Cantada to look as festive as possible. You are encouraged to decorate for the Holidays. There are some rules:

1. Decorations may be placed inside your unit; however you should never attach any decoration to the fire sprinkler heads or place decorations in such a way as to prevent easy access into or out of your unit.
2. Never decorate using a candle or other open flame unless under close supervision as this is the most common cause of home fires during the Holidays.
3. Decorations may be placed outside your unit but **you may not nail, screw or otherwise attach the decorations in such a way as to damage the common area (wood, stucco, windows, or concrete)** or in a manner that will limit access into or from your unit or your neighbor's unit or garage.

4. All Holiday decorations are to be removed by the weekend of January 7/8.

*If you are planning on buying a real tree for the Holidays, please plan to deposit it in the special dumpster by the pool entrance. **DO NOT DISPOSE of it in the trash enclosures.***



## Asian Pacific Festival – Oct 22-23

Come join the fun. Dance, Carnival Rides, Pageant, Kids Village, Entertainment, Beer & Wine Tasting, and food from all over Asia (Cambodia, China, India, Japan, Korea, Laos, Philippines, Thailand, and Vietnam)!



Adults \$5 / Children under 6 years old FREE. Newport Dunes Waterfront Resort, 1131 Back Bay, Newport Beach.

## Costa Mesa Sand Castle Contest – Sunday, Oct 2

**10 am to 4:30 pm**, Corona del Mar State Beach, 3100 Ocean Blvd, CDM



PAID ADVERTISING

## ATTENTION: All Cantada Young Kids!

Come help celebrate Beau's birthday! He may be a parrot but he loves birthday parties!



Come to the Cantada Pool on **Saturday, October 8<sup>th</sup> from Noon to 2 PM**. Burgers will be served and there will be lots of Beau's favorite seedless grapes to feed him. **Come join the fun!**



Optimum Professional Property Management, Inc.  
 17731 Irvine Boulevard, Suite 212  
 Tustin, CA 92780  
 1 (714) 508-9070 / Fax 1 (714) 665-3000

**Certified Community Association Manager**

Krista DiFede, CMCA  
 (714) 508-9070, Ext. 291  
[KDiFede@optimumpm.com](mailto:KDiFede@optimumpm.com)

**Administrative Assistant**, Deborah Kirby,

(714) 508-9070, Ext. 223  
[dkirby@optimumpm.com](mailto:dkirby@optimumpm.com)

**Assessment Billing/Collections**

(714) 508-9070, Option 1  
[billing@optimumpm.com](mailto:billing@optimumpm.com)

**Escrow Department**

(714) 508-9070, Option 2  
[escrow@optimumpm.com](mailto:escrow@optimumpm.com)

**Maintenance Department**

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

**After Hours Emergency Call**

**1 (714) 741-2685**

**Newsletter Advertising & Notices**

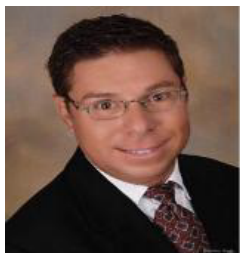
*Owners and residents in the community may advertise their professional services, offer items for sale or express their need for items.*

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)
	<b>Have a Parking Space to Rent</b>	<b>FREE</b>

**Your Board of Directors**

- |                   |                 |
|-------------------|-----------------|
| President –       | Pamela Waters   |
| Vice President –  | Elodia Camalich |
| Secretary –       | Mike Danna      |
| Treasurer –       | Paul Pursell    |
| Member at Large – | Frank Avalos    |

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Cell 949-279-4547  
 Email [doug@digiore.com](mailto: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.