



Our Financial Reality for Now

Despite our best efforts, the Board's hand has been forced by events. So here is the news:

A Special Assessment of \$153 has been approved for Owners as of September 1, 2016

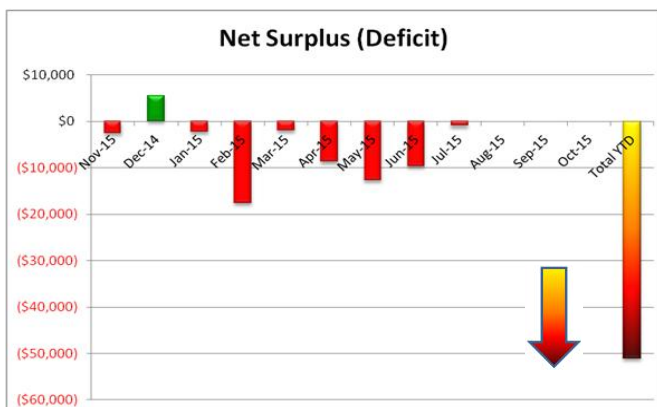
Each unit will be assessed \$51 per month, for the months of September, October and November 2016 for a total of **\$153 per unit**. You may pay the entire sum in September if you wish.

The Budget for the 2016-17 Fiscal Year has been approved by the Board. Beginning on November 1, 2016, each unit will be assessed \$306 per unit for monthly dues.

The dues for each unit will increase from the current \$255 per month to the new **\$306 per month**. An increase of \$51 per month.

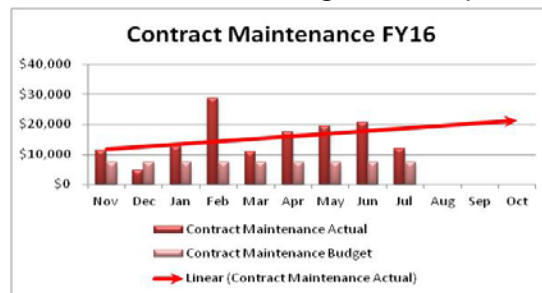
Please note that in the month of November, you will not only have a dues increase but your last installment of the Special Assessment will also be due. **For November only, you will be billed \$357 in dues.**

Why?



What the chart shows is our cash position at the end of each month. Every bar should be in the **green zone** every month. As you can see, only in December 2015 did we have money in checking at the end of the month. The bar in the last column shows how much debt we have accumulated in the first 9 months of this fiscal year. That sum represents \$42,897 we have borrowed from the Reserve fund through July 31, *plus* what was spent above our monthly income to cover costs – a total of **(\$51,064)** for the year to date. That total amount is growing! To get us back to where we should be, we need to find **more than \$110,000 in new income** (\$43,000 that we borrowed from Reserves + \$67,000 to cover the cost of business + the amount that we should have in the bank at the end of each month).

The \$153 Special Assessment will generate \$31,824. The annual dues increase will generate \$127,296. *This is a total increase in revenue of \$159,120.* Why the extra? The bleeding has not stopped. For August we will have at least 2 major leak repairs added to the costs incurred to date. There is no reason to assume a change in this pattern.



This is where the money is going. As the chart clearly shows, the trend is on the rise.

Our Water Intrusion Guide has already helped with the early reporting of a leak! That reduces the cost of repairs by getting to the leak early. **If you require a copy contact Krista at Optimum Property Management.**



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

Administrative Assistant, Deborah Kirby,

(714) 508-9070, Ext. 223
dkirby@optimumpm.com

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

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 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)
	Have a Parking Space to Rent Non Commercial notices for community owners and residents only	FREE

Your Board of Directors

- President – Pamela Waters
- Vice President – Elodia Camalich
- Secretary – Mike Dannan
- Treasurer – Paul Pursell
- Member at Large – Francisco Avalos

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.



Where Are You?

After eight months, we are still a long way from having enough votes for a quorum on the By Laws.

As of the first of August we had **62** ballots cast out of **208**. To meet quorum, we must have **105** ballots returned. To pass the vote, we must have **105 "Yes"** votes.

We are on the **third** round of voting and we will continue to extend the voting deadline until we have a quorum of members voting.

Volunteers have and will continue to go door to door to encourage responses. A number of owners have been given duplicate ballots over the last month and *a total of 2 ballots have been returned from those owners.*

You need to know the facts:

1. We can't stop this process until we have **105** ballots returned
2. We absolutely need this By Law change to bring our By Laws up to date. This is some of what they would do:
 - a. Removes all rights given to access & voting granted to California Pacific Homes (original developer)
 - b. Conforms to New CA Laws & Reg.
 - c. Streamlines Nominations, Voting and Quorums to make elections easier and *less costly*
 - d. Adds Standards of Care for Board
 - e. Streamlines and modernizes options for communication with members and for Board meetings
3. We have to spend **your dues money** to:
 - a. Print new ballots and documents
 - b. Conduct regular meetings to acknowledge that we have not met quorum and to extend the deadline
 - c. Volunteer time to get you to vote!
 - d. If we fail, we have to start all over again!

105

If you have a ballot and have not completed it, please do so now and mail it in.

If you have questions, contact Krista at Optimum (see page 2) and she, or one of the Board members will be happy to answer your questions.



Our volunteers will continue to go door-to-door until we have the required number of votes.

**If you don't vote,
We will see you soon!**

Parking Facts

We have a new Parking enforcement vendor. As of August 1st, OC Patrol has assumed the responsibility for parking enforcement and permits. **For parking issues contract Optimum at (714) 508-9070, Option 3.**

This is just a reminder that each unit in Cantada is allotted **2 parking spaces**. One is the enclosed garage the second space is:

- Plan 1 – An Uncovered Space (Permit)
- Plans 2-6 – A covered parking space

Some plans have the benefit of a long driveway that allows for parking a third vehicle.

No permanent permits for additional spaces will be issued to owners or tenants.

No permits will be issued if the garage cannot be used for parking.

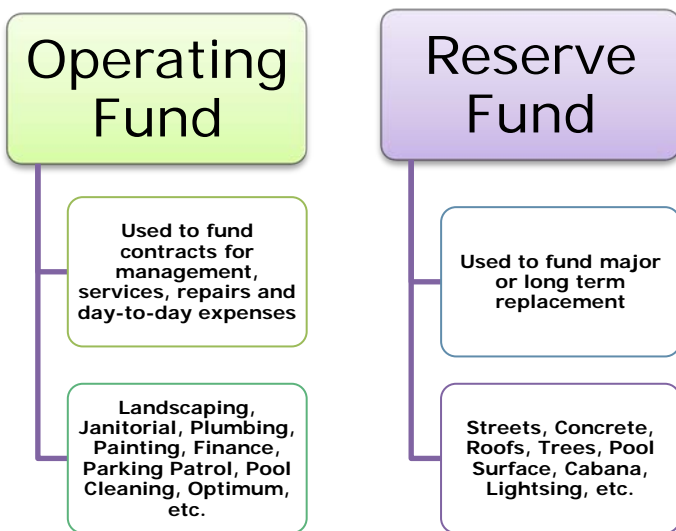




Responding to Member Questions?

Why are we buying pool furniture if we are out of money?

Good question! Our finances are, by *State Law and Federal Regulation*, operated out of two buckets, Operations and Reserves. The Law requires that we fund both, and that the two do not get mixed together. Each month about half the dues goes to Reserves and half to Ops.



Our current problem is with the **Operating Fund** which has insufficient monthly income to keep us afloat. Our **Reserve Fund** is currently healthy and expected to end the year with a balance of \$1,265,620, or 75.16% of being fully funded.

We can borrow from Reserves to pay for Operations shortages, however, *we must*, by Law, return that money to Reserves within 12 months. To accomplish this, we have to take the money from interest bearing Reserve accounts and place it in a non-interest bearing Checking account – *which means less total income until the money is repaid to Reserves*. The Reserve Fund has a schedule that outlines when we should spend money to make repairs or replacements. We generally have to follow that schedule and this year we are slated to replace pool furniture

(which we just did), repaint wrought iron fences and continue restoration of about half of the patio decks in the community.

We can delay those projects but failure to keep up with our repairs/replacement schedule and our funding of the Reserve Fund could result in a negative impact on our credit worthiness, which will affect *your* ability to get a favorable loan and might delay escrow proceedings, and reduce property values (as a more risky investment).

How many Homeowners owe dues?

Another great question! We have worked diligently (some say we are hard task masters) to weed out those who are delinquent resulting in a 97% collection rate of dues each month. We only have one resident who is a chronic problem and we think we are close to resolving that matter. We have benefitted from several owners who pay early which really helps a great deal! Most HOA's would be happy to have our level of compliance!

Why not raise it to \$300 per month?

You might be clairvoyant! As realtors will tell you, HOA dues can be a big selling point for a community. Our job on the Board is to try to keep your property values as high as we can to make sales desirable and to protect your investment! Your Board will act aggressively to protect your interests, but not without a clear rationale for our choices. We don't have a crystal ball, so we try to make the best, sound decision we can. *After all, we live here too!* We will not collect any more in dues or special assessments than is prudently required. We are trying to avoid having to do this again next year!

Welcome to the Board

A hearty welcome to Francisco Avalos as a new appointed member of the Board of Directors! Frank owns two units and is an original resident of Cantada! His term ends on 7/17.



Keep Your Eyes on the Water when someone is swimming in our Pool or in the Spa! Adults and Children can drown in seconds without a sound!

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.



August 10th – DSB (Journey Trib)

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

August 11th – The Little Princess (Camino Real)
August 18th – Kung Fu Panda (Frontier)



Cantada's Pool is closed each night at 10 pm. Please refrain from noisy activity. Security will clear out any late party goers.

No Loud Talking,

No Loud Music/TV

No Loud Parties

After 10 PM throughout the community



Quality Living Issues Disposal of Trash

Facts



CR&R - 1(800) 826-9677

Each of our eight trash enclosures is equipped with two large bins for trash. The first bin (WHITE) is for recycled material. The second bin (BLUE) is for regular trash.

Trash left anywhere *outside* these two bins will not be picked up by CR&R. It is up to us to keep these areas free of trash.

- It is absolutely forbidden to place any item within the trash enclosure on the walkway side.
- It is absolutely forbidden to place any item within the enclosure that will not fit into the bin.
- Any person leaving material in or around the enclosure in violation of these rules will be subject to a fine up to \$150 for each item. Owners are responsible for any item improperly disposed in the enclosure by their guests, tenants, or persons doing work in your unit.



Call CR&R for **FREE** pick up of furniture and bulky items at:

1 (800) 826-9677



If the items are in good condition you can make a tax deductible donation to several charitable organizations that will pick the items up for FREE including:

Salvation Army – 1 (800) 728-7825
Good Will – 1 (888) 461-5241

They want your stuff!



Date Night?

The Tustin Market Place has some new options just open or about to open:

13780 Jamboree Rd.



"Quality Fish at affordable prices"

13774 Jamboree Rd.



"Authentic Mediterranean cuisine known for its juicy kabobs"

13772 Jamboree Rd.



"Brazilian-American steakhouse combines cuisine of Brazil with Texan style meals"

NOTE: Cantada does not endorse or recommend individual providers of goods or services. This information is provided to you as a courtesy to assist you in your entertainment choices.

Sorry Kids!

Tustin Unified School District is open for classes on **Monday, August 29th**. Please be very careful when driving as children will be coming and going to school!



Have an Extra Parking Space?

If you have a parking space that you can rent to a neighbor, you can advertise for **FREE** in the Cantada Newsletter! See Page 2.



West Nile Virus Continues in Orange County

- Eliminate standing water from around your residence
- Avoid runoff from overflowing lawns, plants, pots and washing cars
- Make sure all of your windows and door screens on your home are in good repair
- 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 or you see the mosquito pictured above
- Contact Optimum Property Management for needed repairs or to report standing water problems.



Mosquitoes do not need standing water to breed. They can deposit their eggs on a moist area as long as it remains moist for 4-5 days.

Protect yourself, your family and your pets!

Are You a Hungry Senior?

Visit the Pasta Fest to be held at the Tustin Senior Center at 200 South C Street

Saturday, September 10th



Walk Like a Man!



Frankie Valli tribute concert, Tustin Community Center at the Market Place on Thursday, September 15th at 8 pm-10 pm. Pre Sale tickets \$15.

(714) 573-3335.