



OrangecrestCountry

### **Postings on Mailboxes** **Please Don't!**

Mailbox kiosks in Orangecrest were all replaced in the last year or so, but already some of the surfaces are covered with tape marks. Did you know that posting items on mailboxes is a Federal crime? As well, the postings make an unsightly mess. Please don't post on the mailbox kiosks. If you see a posting, feel free to remove it.

### **Friendly CC&R's Enforcement**

If you happen to have received a letter requesting compliance with some portion of Orangecrest's CC&R's or Rules you know that enforcement is actively occurring in the community. Recently the template letters being sent were updated to be more homeowner friendly. If you receive a letter from us, please don't hesitate to respond to your association manager with the status of resolution of the problem. We want to work with homeowners to keep the community looking good and appreciate your status update.

### **Washing V. Painting**

Staining often occurs on houses at ground level or on ledges and is especially noticeable on lighter colored homes. Staining can also occur when dirty water runs off the roof onto the house where there is no gutter or the gutter is leaking. However, you can sometimes avoid painting the entire home (an expensive endeavor!) if you try washing the home with dish soap or a mild detergent and gentle scrubbing. Avoid high pressure washing as it could compromise the stucco.

### **Wrought Iron Painting** **to Resume 1/31/18**

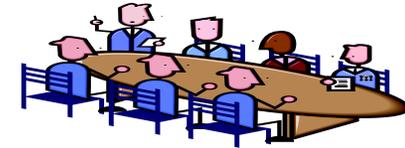
Did you know that Orangecrest Country includes 1127 homes and several mitigation areas? That is a lot of HOA landscaping and wrought iron fencing. Some of that fencing is along the back of homeowner's lots. We are asking everyone that has HOA wrought iron fencing to check and make sure that there is 18" clearance beside and 3" clearance under the fence so that painting can be completed next month. If you receive a posting on your door, you will have 48 hours to prepare, which isn't much, so we are providing advance notice to everyone via this newsletter and U.S.P.S. so that painting can occur without delays. Thank you for your cooperation!

### **Budget 2018-19** **Dues Remain Low**

At the December meeting, the Board finalized the Budgets for the coming year. There will be no increase in monthly due for both Orangecrest and Autumn Ridge.

### **orangecrestcountry.com**

Did you know that Orangecrest Community has a website that is a rich resource for all things related to life in your community? There you will find the association's rules, meeting minutes, forms for submitting architectural improvements, links to paint colors, relevant breaking news items and more!



### **Next Board Meeting:**

The next meeting is scheduled for Tuesday, January 11, 2018 at 7:00pm. at the Orange Terrace Community Center located at 20010 Orange Terrace. All homeowners are invited and encouraged to attend. Agendas are posted at the Community Center and are also emailed to members who provide an email address. Topics on this month's agenda include: Revisiting Portable BB Hoop rule, what to do about postings on mailboxes, and whether there should be a garage sale policy within Orangecrest Country.

### **If You See Something, Say** **Something!**

Is there something on your mind regarding HOA governance or common areas? Please let us know. We want to help make your community the best it can be. Contact information is below.



### **Important Contact Information**

Action Property Management  
Susan Elmorabit, Community Manager  
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