

Orangecrest Country CA News

Quarterly Newsletter
April 2018



Autumn Ridge Garage Sale Sat. April 21

The gates will be held open during this semi-annual community event from 8 a.m. to 4 p.m. If you have items you'd like to include in the ad, please email your community manager.

Garage or yard sales are only allowed during the community wide event at Autumn Ridge, which is each April and October, so plan to participate!



I think the seller will approve your offer, but the homeowner's association will never accept that shirt!

Why Did My Association Dues Increase in 2017?

Orangecrest Country Community Association includes 1127 homes. The association monthly assessment stayed the same for 8 years at \$55 a month.

- Last year, the Orangecrest Country Board approved a \$10/month increase.
- 2009-2017 cumulative rate of inflation was approximately [14.3%](#)
- In spite of an aggressive collection policy, some assessments were lost during the Great Recession.
- During that period, additions were made to the basic services, such as v-ditch cleaning, mitigation area maintenance and storm drains
- Replacement of inefficient irrigation systems required an upfront expenditure
- HOA Reserves requirements have increased

Amenities at OCCA include:

- Over 30,000 linear feet of walls and fencing
- 62,508 sf of jogging trails
- Hundreds of trees
- 21 iron gates
- 7 monument signs
- 380,426 sf of slopes including in several mitigation areas,
- V-ditches and other drainage
- Roughly five miles of landscaping at entry points and along thoroughfares, which includes:
 - irrigation systems,
 - 14 backflow devices
 - 2 booster pumps
 - 20 irrigation controllers
 - plantings
 - mulch and landscape rock



What are Reserves?

Reserves are money set aside for major maintenance and capital replacements. Currently, the per household reserves contribution is \$27/month - compared to just \$9.52/month in 2013.

State law requires HOA's to have a reserve study performed every three years to encourage communities to be well maintained and avoid emergency special assessments.

According to the 2017 reserve study, fully funded Reserves for capital replacements today would be \$1.193 million. OCCA Reserves are currently 70% funded. The ongoing goal is to gradually reach 100% funding by 2029.

Your Board and management are working hard to maximize quality of life and preserve property values through wise and efficient management of the association's resources.

Orangecrest Collections Lowest in Years

Many Orangecrest Country owners may not be aware that, as a fallout from the Great Recession, accounts receivable delinquencies hit a high in December 2011 of a Whopping \$710,877! As a result of the Board's diligence in taking necessary

aggressive action to collect, that figure dropped below \$200,000 in January '18. Successful collection of homeowner assessments is important to keep dues low. Thank you for doing your part by paying your monthly assessment timely!

Architectural Applications Required for All Exterior Changes

Are you considering a change to the exterior of your home? Whether you plan to paint, pour concrete or change your landscaping, the Orangecrest Country CC&R's require that any changes to the exterior of your property receive approval from the Architectural Committee *before* work can begin. Changes made without architectural committee approval can result in fines or being required to remove the improvement.

The Architectural Guidelines document is updated from time to

time and the most recent version can be accessed at OrangecrestCountry.com or by logging on to your VIVO account. There is still no charge for a complete first submittal of a proposed change. (Many communities charge \$150 or more!) The turn-around on committee decisions is no more than a short 30-days.

If you have specific questions not covered in the Guidelines, your community manager may be able to help. Email selmorabit@actionlife.com

Wrought Iron Fence Painting

Fence painting has been completed except for a few wrought iron repairs. Thank you to all of those who "cleared the way" by providing access to their backyards so that the needed maintenance could be

completed. If for any reason you do not think the work was completed well on your property, please notify your community manager.



Visit the Action Property Management website at actionlife.com and register for your VIVO account. The VIVO Portal allows homeowner access to account information, pay bills online, set up auto pay, register for e-statements, obtain Association documents, and more. Register for your account today.

Important Contact Information

Action Property Management

800.400.2284

Susan Elmorabit, PCAM
Community Manager

selmorabit@actionlife.com

Vanessa Stoltenberg, Manager Assistant
vstoltenberg@actionlife.com



Schedule for 2018

April 17th

May 15th

June 19th

July 17th

August 21st

September 18th

October 16th

Annual Meeting
November 20th

Board Orientation
December 18th

Location:
**Orange Terrace
Community Center**
20010 Orange Terrace
Parkway
Riverside, CA

Regular Session 7:00 p.m.

Board of Directors

President, Etienne Caroline

Vice President, Jinane Annous

Secretary, Christine McKnight

Treasurer, Phillip Schmidt

Director, Dennis Friedman

We're on the Web!

Official Orangecrest Country
Community Association
website:

www.orangecrestcountry.com