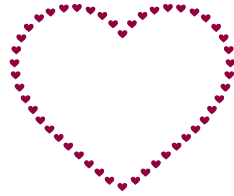


NEXT BOARD MEETING: Wednesday, February 10 6:30 pm



ANCHOR COMMUNITY MANAGEMENT, INC.
P.O. Box 3237 • Camarillo, CA 93011
805-388-3848 • FAX: 388-0856
info@anchorcommunitymgmt.com

WEB PAGE: anchorcommunitymgmt.com/miramonte.htm

24-HOUR EMERGENCY: 805-558-6581

BILLING QUESTIONS: nancy@anchorcommunitymgmt.com

COMMON AREA MANAGER: 805-987-8945

GOLD COAST SECURITY: 805-642-8799

SATELLITE DISH INSTALLATION REQUIRES APPROVAL



Before installing a satellite dish, please obtain written approval from the Board. It could save you money because if you install it incorrectly or in the wrong place, you will have to remove it and pay for and damage to the exterior of the building.

To obtain approval, download the architectural form from the Miramonte website and submit to Anchor Community Management. Don't wait until the installers are on their way to submit the form or you could end up with a fine!

STOP SIGNS NOT JUST FOR DECORATION

Some Miramonte residents continue to blow through stop signs in the community creating a danger to themselves and others. These drivers' impatience and bad driving habits will most likely eventually result in disaster.



There is no valid excuse for causing a life threatening hazard to others by not exercising safe driving habits while in our community.

WATER PRESSURE REGULATORS TESTED



Most of the Miramonte water pressure regulators were tested to ensure that they were adjusted to a safe pressure. 106 of these regulators were found to be set at too high pressure which is a serious danger to the plumbing of your unit and the HOA. High pressure may make for great showers, but could also cause slab leaks and a lot of damage to your unit.

If your regulator was one of the ones that tested too high, a letter was recently sent to you advising you that you need to get your regulator replaced within

two weeks of the date of the letter. If it isn't replaced within that timeframe, the HOA will replace it and bill the owner.

Again, the HOA offers those who need to replace their regulator a good price through Gus' Maintenance. Gus takes care of most of the general maintenance around Miramonte and will replace your regulator for \$175. A postage paid post card was included with the letter. All you have to do is fill out the post card and sign it and send it back to Anchor Community Management who will then arrange for the new regulator to be installed and your account to be billed.

Of course, you do not have to use Gus' Maintenance; you may employ a contractor of your own choosing to complete the work. We kindly ask that you make sure they are properly licensed and insured.

PAY ASSESSMENTS ONLINE?

Homeowners who pay their assessments through an online payment service are reminded to make sure they have the correct payment address. First Bank moved its lockbox services early in 2009, and some homeowners never updated their accounts. Mail is forwarded from the old address for now, but don't assume it will always be! Please update your payment information to ensure prompt credit to your account.



First Bank, PO Box 15010, Vallejo, CA 94591-1910

An alternative you may wish to consider is paying online directly through First Bank. There is no paper check that can get lost in the mail! Have your statement handy, and go to FirstBankHOA.com. You can get same or next day credit, and schedule payments up to 12 months in advance.