

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



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

WEB PAGE: [anchorcommunitymgt.com/miramonte.htm](http://anchorcommunitymgt.com/miramonte.htm)

24-HOUR EMERGENCY: 805-558-6581

BILLING QUESTIONS: [nancy@anchorcommunitymgt.com](mailto:nancy@anchorcommunitymgt.com)

COMMON AREA MANAGER: 805-987-8945

GOLD COAST SECURITY: 805-642-8799



### LEASH LAWS BEING IGNORED

Some people in Miramonte are still letting their dogs run around off leash...on purpose! These are not cases of dogs escaping; they are cases of residents opening their doors and letting the dogs run around. One report to management indicated that a dog was actually struck by a vehicle when allowed to roam off leash. The dog was not injured, but the owner apparently continues to let the dog outside without a leash. In another report, owners let their very small dogs run around outside frequently without any supervision and with vehicles being driven in the area. Other residents have reported that the little dogs are impossible to see by drivers and several close calls with the dogs almost being struck have occurred.

Dog owners are required, by Ventura County Animal Control, by the City of Camarillo, and by Miramonte Homeowners Association to keep their dogs on a leash whenever they are outside of the home (except in backyard). As a dog owner, you undoubtedly think your pooch is cute, but your neighbors whose garages they run into and whose car wheels nearly run them over don't necessarily agree.

Be kind to your dogs by keeping them leashed.



### SATELLITE DISHES ON THE ROOF, BAMBOO FENCES HAVE TO GO

Several articles have appeared in this newsletter over the years advising Miramonte residents that before they make any changes to the exterior of the property, they must first obtain written permission from the HOA. Many residents, including tenants, who have failed to obtain this permission are

now being required to remove, at their own expense, satellite dishes installed in the wrong place as well as fencing, especially bamboo fencing.

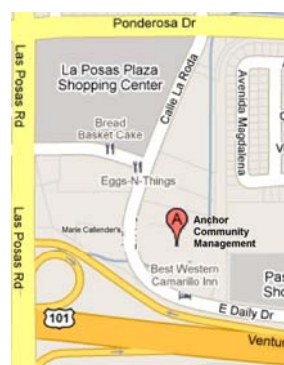
Owners who rent out their properties are responsible for the actions of their tenants, so if your tenant has made a change without prior written approval of the Board, you will be receiving a demand to remove the change.

Contrary to what some people believe, it is far better to ask for approval than forgiveness when it comes to architectural changes! Please refer to page 4, item 'E' and page 11, item 'B' of the Miramonte rules and regulations for clarification on these requirements. The architectural approval form is available on the webpage.

### KEEPING THE LID ON THE PRESSURE REGULATORS



34 owners did not respond to the letter from the HOA advising them that their pressure regulator failed the test performed by the Gus' Maintenance. As advised in that letter, the HOA will now replace those regulators and bill the owners.



### ANCHOR'S NEW LOCATION

Anchor Community Management, Inc. is moving to a new location as of 3/5/10: **215 E. Daily Drive, Suite 10, Camarillo, 93010** - just off the Las Posas exit.

The mailing address remains the same: P.O. Box 3237, Camarillo, CA 93011-3237.