



AUGUST 2010

MANAGEMENT:

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Inc.

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WEB-PAGE:

anchorcommunitymgt.com/
shadowoaks.htm

NEXT BOARD MEETING:

Thursday, Sept. 16, 7:00 pm



EXTERIOR CHANGES



If you have an idea to make any changes to the exterior of your home, make sure you send in an architectural request form first. Changes to the exterior could include, but are not limited to, new windows, satellite dishes, painting or exterior lighting. The architectural forms are available on the Association webpage: anchorcommunitymgt.com/shadowoaks.htm. The work you want to do must be approved **prior** to it being done. The Board functions as the Architectural Committee and has up to 45 days to consider requests. If you don't obtain approval, you could be required to remove the work you have had done, at your expense.

The Association is responsible for the maintenance and repair of the exterior of the buildings so the Association maintains the right to approve or disapprove of changes on that exterior. Residents who install satellite dishes on the roofs create a maintenance issue for the HOA because people walking on the roof cause damage. Residents who attach items to the stucco of the buildings also create an issue for the HOA because that exterior is waterproofed and any intrusion into it invalidates the waterproofing.

We kindly ask that you first obtain permission from the HOA before making any changes to the exterior of your unit.



**POOL AREA
RENOVATIONS
COMPLETE!**

Shadow Oaks residents should enjoy their summer at the pool and spa this year even more than usual.

The pool has a beautiful new fiberglass shell which should last for years. The same type product was added to the spa a couple of years ago and now both the pool and spa look new. It is a very smooth finish which is easier on swimsuits and feet, lasts longer than the previous replaster lasted, and makes the water look sparkling clean!

The pool furniture was completely restored this year as was the deck coping around the pool and spa. Additionally, a new heater was installed in the spa last December.

And finally, the wrought iron pool fence has been replaced with a maintenance free vinyl fence. This vinyl fence is guaranteed to hold up to the elements, to not fade and to not require any maintenance. One less item to maintain means one less item the Association has to fund in the reserves!

The Board is all about making smart investments, sometimes in newer but proven products that don't require expensive maintenance and have longer lives. Every bit of savings, like using these products, goes a long ways towards keeping your Association dues affordable.



**528 BUILDING WORK TO
START SOON**

Residents of the 528 building were recently invited to attend a meeting with the Board and the construction management team to learn how the repairs on that building will affect them and their units.

For those who wonder exactly what will be done to fix the problem with the 528 building, a contractor has been hired to drill helical piles into the ground around the building to stabilize it from soils movement. Hopefully, the contractor will be able to 'borrow' four carports to use as a staging area. Doing so will save the HOA money so the contractors don't have to transport equipment from the further away parking areas around the clubhouse.

Depending on how long it takes to get permits, the project is estimated to begin in mid- August. Shadow Oaks residents will notice equipment, noise, dust, and some damage to the landscaping near that building while this project is being completed.

Your patience during this time will be greatly appreciated.



DEAD TREES TO BE REMOVED

18 dead or dying birch trees around Shadow Oaks will be removed on July 28. One alder tree at the 528 building will also be removed as part of the upcoming construction project.

If you see Urban Tree Care trucks and crew, they are the ones hired to do this job.