

# SYCAMORE



# CREEK

OWNERS ASSOCIATION

## Newsletter

JULY 2010

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NEXT BOARD MEETING:  
Wed., August 4, 6:30pm  
215 Daily Drive, Ste. 10, Camarillo  
(across from Marie Callender's, by  
Best Western)

### BALCONY RAILS UPDATE

The Board had hoped to immediately begin replacing the wood balcony rails with vinyl rails. However, Vinyl Concepts was unable to turn this project into a reality at this time. Because of liability issues, Vinyl Concepts did not want to install vinyl rails on decks that they could not positively ascertain as being 100% waterproof.

Decks at Sycamore Creek are replaced on an as needed basis because the HOA cannot afford to replace all of them at once. Vinyl Concepts has agreed to install vinyl rails on any decks we have rebuilt and waterproofed in the future.

Doing the vinyl project this way means it will take us a lot longer to replace all the rails with vinyl, but eventually it will be a reality!

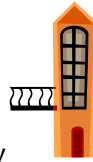
In order to comply with insurance requirements, we are going to have the 40+ balcony rails with pickets more than 4" apart replaced within the next few weeks. They will be replaced with wood to match the existing. The contractor will only be removing the existing pickets and replacing them. They won't be removing the horizontal part of the rail unless it is in poor shape.

You will notice the contractors climbing up on balconies so please don't be alarmed. It is the Association Maintenance Services (AMS) crew who completes a lot of work around Sycamore Creek.



### BOARD EMPLOYS SECURITY TO LOCK AND UNLOCK POOL GATES

At their June 2<sup>nd</sup> meeting, the Board took emergency action to



employ security because of life/safety issues that have been taking place at the pool and spa.

Gold Coast Security will now be locking up and unlocking the pool gates each evening and morning. The Board is hopeful this will cut down on the improper and dangerous activity that has been taking place in the pool and spa.

Should you experience problems at the pool/spa with others' behavior, you may also call Gold Coast at 642-8799. If they have a vehicle in the area, they will respond to the problem. Please keep in mind that they are not charging the HOA for these extra stops so if they do not respond, they are not in violation of their agreement. They are employed to lock up and unlock the pool as well as continue the monitoring of the parking.



### ELECTRIC BILL FOR GARAGES IS PAID BY YOU!

Many residents do not realize that any electricity used in the garages is actually paid by the HOA. This electricity usage includes those old energy guzzling refrigerators and freezers you still run, all lights in the garage and anything else you may plug into the outlets, such as power tools.

A great way to keep your dues from skyrocketing is to minimize the amount of power you use in your garage. Contact Edison (sce.com) and take advantage of the \$50 rebates they offer if you swap out an old refrigerator for a new one.



*Happy  
Independence Day!*