

DEANE GARDENHOME ASSOCIATION NEWSLETTER

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SUMMER 2020

Greetings from your HOA Board Members!

Annual Meeting Due to Covid-19 and out of an abundance of caution the Board decided to postpone the annual meeting until later this year. Once a new meeting date has been determined notices of the date and time will be sent out to all members. We look forward to seeing everyone once it is safe to do so.

Typically this Summer newsletter outlines the results of the yearly election however this year there were no vacant positions and therefore no election. As your current Board we would like to take this time and opportunity to highlight some key reminders.

Important Reminders First and foremost, as your board we continue to work hard to keep our community the unique and charming place that it is. We feel that a beautiful and livable community starts right outside all of our front doors and by following the tenets and CC&Rs of our association we all stand to benefit. The Deane Gardenhome CC&Rs and Bylaws are available on deanegardenhomes.com. Please take the opportunity to familiarize yourself with them as following them helps to ensure all owners have a beautiful place to call home. Many of the notes below pertain to rules that are laid out in detail in our CC&Rs. If you ever have any specific questions or concerns related to the CC&Rs please do not hesitate to reach out to any of the Board members, we would love to connect and ensure your questions and concerns are addressed.

- + **CC&R Violation and Enforcement Policy** A copy of the CC&R Violation and Enforcement Policy can be found online at deanegardenhomes.com under the DGHOA Papers section. Please take a moment to familiarize yourself with the various fines associated with common CC&R and HB City Ordinance violations. The enforcement policy is also laid out for reference.
- + **Delinquency & Collection Policy** A friendly reminder that prompt payment of assessments by all owners is critical to the financial health of the Association and to the enhancement of the property values of all of our homes. A copy of the Delinquency and Collection Policy is available online at deanegardenhomes.com under the DGHOA Papers section.
- + **Architecture Committee** A friendly reminder, the Architectural Committee is chartered to review and approve plans and specifications submitted by Homeowners for approval, as required by the ***Declaration of Covenants & Restrictions of the Deane Gardenhome Association, Article IX, Sections 1 & 2***. Detailed information pertaining to the Architectural Control of the Deane Gardenhome Association can be found on pages 11 - 17 in the CC&Rs. These include, but are not limited to, house repainting, wall replacement, solar panel systems, A/C unit installations and all new construction. If you are planning a remodel, no matter how

large or small, and have a question about architectural improvements, CC&R conformity, architectural plans, style compliance, or changes to paint colors, please contact Kevin Sanford, 714-928-4236 / kevinmsanford@yahoo.com.

- + **Landscape Committee** Your Deane Gardenhome Landscape Committee is responsible for maintaining the common areas. Please note that all new landscaping in front of your wall must be submitted for approval before you commence any work. Approximately 80% of the annual budget goes towards landscape maintenance which helps ensure that all residents can enjoy a beautiful tract. Specific varieties of trees, plants, shrubs, etc can be expensive to maintain and are therefore a strain on the landscape budget which ultimately displaces funds meant to maintain all homes equally. Martha Werth is now serving her 13th year as Deane Gardenhome Landscape Committee chairperson. If you have any landscaping questions please feel free to contact Martha, 714-334-4077 / werthit2u@msn.com.
- + **Article XI Use Restrictions** The Use Restrictions in the CC&Rs (page 14-17) help to outline what is acceptable regarding general appearance and maintenance of all lots throughout the tract and are in place to ensure all residents have a beautiful place to call home. It is in your best interest to review the Use Restrictions to ensure you are in compliance. Not merely limited to the overall appearance of each lot Section 5 outlines Animal Restrictions. Key notes from Section 5 - no poultry shall be raised, bred or kept on your property. It should go without saying but still needs reminding, please pick up after your dog while walking through the neighborhood.
- + Residents are responsible for the pickup and disposal of any and all debris that comes from trees/shrubs located inside their property line (i.e. palm tree fronds, etc). The HOA is only responsible for cleanup of the area between the sidewalk and your wall/fence. Our landscape company will no longer dispose of any foliage not originating from the common area. Dump fees have risen exponentially and any costs passed on to the association negatively affects the landscape budget.
- + An important reminder we always try to stress in the annual letter - WE NEED YOUR EMAIL ADDRESS! If you have not done so OR if you recently updated your email address WE NEED your email address! Having email addresses increases effective communication and saves expenses. Please email DGHOA.HB@gmail.com with your street address and lot number in the subject line.
- + **HB Municipal Code Enforcement** Often Homeowner's complaints relate to incidents governed by conventions in the HB Municipal Code and not by the Association CC&R's. Violations to the HB Municipal Code for parking, animal control & noise violations are enforced by the City of HB. Please contact the city at (714) 536-5511 or online at www.huntingtonbeachca.gov/government/contact-us/. You can also report an issue directly to the city - <https://www.huntingtonbeachca.gov/services/report-issue/>.

Our Thanks Thank you for the opportunity to serve the Deane Gardenhome community!

Most sincerely,
The Deane Gardenhome Board of Directors