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Hello Members!

Enclosed you will find your October Newsletter and the Minutes from the September General Session HOA Meeting.

As we see our surroundings slowly change from very, very hot to a breezy cooler temperature, we set our minds on the things of fall; Monday Night Football, Pumpkin Spice, Halloween parties, back to school, and the rest of the things that bring joy in this season. Other things that are important to think about are maintaining the furnace, testing batteries in smoke detectors and Carbon Monoxide detectors and doing some deep cleaning in anticipation of the holidays!

If you need to do some extra clean up in the garage, we have resources to help. We have a U-Haul Dealership and can reserve a truck, we have individuals who can lend a hand to help with moving, and we can help you find storage. Here are some tips to help you:

1. The garage is common area, the door and door opener are the responsibility of the homeowner.
2. The garage electrical outlet provides about 3 amps of power to each garage. For context, this will power one light and one garage door opener.
3. It is very important to have a homeowners insurance policy, as this *policy covers things like flooring, appliances, belongings in the garage and the garage door.

*Please check with your insurance agent to find out what your coverage entails.

As far as your Board of Director's BEAUTIFICATION PROJECT, I hope the hard work that has been done at the direction of the Board of Directors is evident. The pressure washing has been completed, there are new signs in the pool area and the landscaping is improving daily.

The tree trimming Phase II, has been scheduled. The Phase II walk through has been completed and trimming will begin at the end of September. Unlike the last Phase, there won't be any parking concerns, because this phase will address the trees on the interior of the complex. What you may see are work areas that block your normal walking route. If this is the case, simply wave your hand at the workers, and they will stop work to let you walk through. If you see the crew, and can find an alternate path to walk to get to where you are going, then please use the alternative route so that the work doesn't need to stop.

Additionally, painting will again commence beginning with the remaining building in the 1500 area and working toward the 1400 area. We have been speaking with various painting companies to make sure we are getting the best work for the best value. We have found a great company and the Board has negotiated a wonderful price to paint the remaining buildings. Painting will begin by October, so we will ask the landscaping crews to start trimming the foliage away from the buildings and each resident will be notified by the painting company to move their belongings away from balcony and patio walls. Keep an eye out for these notices.

The garage inspections are well underway. If you would like to volunteer to have your garage inspection done, please do so by sending an email to edgehill@calcurbs.com requesting a day and time for us to come by and get your inspection done. On September 30, 2022, all garages that have not had an inspection will be required to have their garage open so that I can complete inspections. Anyone not inspected after September 30, 2022, will be notified.

Patio grace periods have ended. If you were given a grace period to bring your patio to compliance, please make sure that it will pass an inspection, as I will be checking them this coming week.

NEW.... All new tenants and owners will be required to join us for an orientation where we will present you with a great "Welcome Packet" containing a set of rules, forms for architectural changes, tenant information sheets and complaint forms. We have also negotiated with some local businesses to give you some great discounts on services and products in the area. If you have moved into Edgehill within the last three months, and have not gotten a welcome packet, please send me an email at edgehill@calcurbs.com so that we can present you with one.

The rainstorms have caused the pools to be closed until they can be assessed by our pool company. Please be patient, as the pools will be closed until next week. I will let you know when we can reopen them.

One thing to look forward to is an update of the rules. The rules have not been updated since 2020, so it is time to make sure that the rules best support the goals of the community and promote a happy and healthy neighborhood. If you have any suggestions or just want to share your observations, please send me an email to edgehill@calcurbs.com. When you send an email to us, we respond within 24 hours in most cases. If it takes longer to address your need, we will let you know an approximate time you can expect resolution.

Thank you! We do enjoy serving you and your lovely community!

Sincerely,

Bobbi Albano, MBA, CEO/Broker, California Curb Appeal Real Property Specialists, Management Company for Edgehill Village Homeowners' Association