

# Vista del Cañon Newsletter

April 2002

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## PHASE 6 CONSTRUCTION START DATES

Earthquake retrofit construction repairs on Phase 6 (buildings 18734, 18736, 18738, 18740, 18742 and 18744) are scheduled to begin on April 15<sup>th</sup>. That is the date when garage doors will start being boarded up. Stucco removal around garage door frames will begin even sooner, on March 25<sup>th</sup>. Phase 6 will have its garage sale on Saturday, April 6<sup>th</sup> starting at 7am. There will be a construction meeting for Phase 6 homeowners, poolside, on April 6<sup>th</sup> at 1pm. These dates are coming up so soon because our contractor is working more rapidly and efficiently on each succeeding phase.

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## BULLETIN BOARDS

To provide better places to post notices, the Construction Committee is planning to install bulletin boards by the mailboxes at 18702 and 18814. The bulletin board at 18702 will be attached to a post. The board at 18814 will be attached to the building wall. Homeowners have been asking for these for years now, since it is not very convenient to walk over and check the bulletin board in the center driveway. These new bulletin boards will be smaller, and so will not contain as many notices. They should still be a big help in communicating urgent information.

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## EXTRA, EXTRA

During the course of our construction repairs you may notice periods when the repair work seems to pause. Obvious next steps that would complete a particular repair don't seem to happen. Sometimes those steps have been entered to a "punch list" of open items that is being developed for each repair phase. Other times, those steps may be in dispute, especially if the contractor expected to charge extra for them, and the Association thought they were included.

Despite everyone's best efforts to draw up complete contracts, there can still be misunderstandings about things that were discussed but not specified in the contract or in a change order. For example, exact materials for smaller parts of a repair job may not be specified, leaving those parts open to dispute before the job can be completed. There are many ways to resolve these disagreements, but they are often primarily a matter of time. Extra time gives the Association more leverage in bargaining for the best use of our construction repair funds.

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## **SLIPPERY SLOPES**

Vista del Cañon is surrounded on three sides by hills. For children, the hillsides are tempting as play areas, but they are not landscaped for play. To prevent erosion, it is important that the hillsides not be climbed on. Plants must be allowed to grow fully to hold down the soil. The hillsides are also quite steep in many places, making them very easy to slip and fall from. There may even be critters like rattlesnakes on some of the hills. Parents, please make sure your children understand for their own safety to stay off the hillsides surrounding our property.

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## **NEW E-ADDRESS**

Effective March 20, 2002, Ross Morgan's e-mail addresses are changing. Their Internet Service Provider has been gobbled up by another. An example of the new form of their address is our Property Manager's new address:

[tbarron.rmc@covad.net](mailto:tbarron.rmc@covad.net) As the phone company would say, "Please make a note of it."

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## **NEW ASSISTANT PROPERTY MANAGER**

Our Assistant Property Manager, Lori Martin, has left Ross Morgan in order to pursue her career in acting. She was very fortunate recently to film a part for one of the leading daytime soap operas. Lori gained a lot of valuable experience working for Vista del Cañon, did a huge amount of work communicating with homeowners, has helped manage other properties before, and could certainly return to property management if she wanted to.

Ani Bekmezian has replaced Lori as the assistant on our account. Tiffany Barron remains the primary contact at Ross Morgan, but you may be speaking to Ani about various assignments that she is handling. Ani has a bachelor's degree in English from Cal State Northridge. She has worked in a real estate sales office for the past two and a half years. We welcome her assistance with our account at this very busy time in which Vista del Cañon is undergoing construction repairs.

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## **INTERIOR PARKING PERMIT UPDATE**

Interior parking permit signs should be installed by the time you receive this newsletter. With signage in place, the policy can take effect. The hours in which permits are required for interior parking spaces are 5pm to 5am. If you have not already applied for one or more permits, or for a guest permit, please contact the Property Manager for an application form.

Please note that temporary construction parking is for residents with construction parking permits only, not for those with interior permits. As you would anywhere else, please read all parking signs carefully.

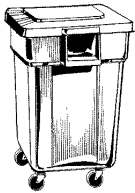


## **PET SIGNS**

Now that our front doors have been freshly repainted, we need to think about how we can maintain their “like new” appearance. There are few better investments than paint for increasing your home’s value. To protect the front door paint from peeling off, it is important that sticky tapes like duct tape or Scotch tape not be affixed. But what if you have repair work being done inside your home, with workers coming and going, and you have pets? Or what if your home is for sale, and you want to put a sign on the door to remind visiting brokers and prospective buyers to be careful and not let your pets out your front door?

Of course, ideally, you would be at home to meet visitors, and personally keep watch, or have a friend or relative be there. But if you can’t make those kinds of arrangements every time, the Association has an answer. “Please Do Not Let My Pets Out” signs have been printed and laminated onto magnetic cards. These signs can be placed on your metal front doors where visitors will see them, to remind them to be careful about your pets. Please contact our Property Manager if you would like to borrow one of these signs.

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## **WASTE WHEELERS**

Many of us remember our days of apartment living before we moved to Vista del Cañon. One of the differences was that many apartment buildings had one or two large dumpsters for the trash. Everyone in the building used them. They were usually located behind a wall near the parking spaces.

In one respect these dumpsters were more convenient than the trash cans we have here at Vista- we never had to put them away. But now we live better, in town homes and condos. We each have our own “waste wheeler.” We put the wheelers out on Monday evening or Tuesday morning, and bring them in on Tuesday evening after trash pickup.

Or at least most of us do. Unfortunately there are lots of residents who do not bring their trash cans in by Tuesday evening. These cans sometimes stay out for many days. Cars back into them. All sorts of things get dumped into them. They are a needless eyesore.

Please make it a habit to always bring your waste wheeler back into your garage by the evening of the trash pickup day. If you are going to be out of town that evening, please talk to a neighbor, and arrange to share their wheeler, or leave your trash in a bag beside their wheeler if it is going to be full. If you cannot make arrangements with a neighbor here at Vista del Cañon, make those arrangements with a friend offsite. Our disposal company will be removing trash cans that are “abandoned” in driveways of buildings not undergoing earthquake retrofit.

## Treasurer's Trove

As of February 28, 2002, the following amounts were in the Association's funds:

<i>Cash Operating:</i>	\$ 11,534.68
<i>Cash Reserves:</i>	\$377,951.74
<i>Defect/Earthquake Accounts:</i>	\$2,442,592.37
<i>Total Cash:</i>	\$2,832,078.79

## Board of Directors



Ken Greaves, President  
Dennis Booker, Vice President  
Carla Garcia, Secretary  
Marla Adams, Treasurer  
Jim Reedy, Member-at-Large

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## HELPFUL CONTACTS

### Property Management

Tiffany Barron, Managing Agent  
818-907-6622  
800-843-8727  
Ross Morgan & Company, Inc.  
15315 Magnolia Blvd, Suite 212  
Sherman Oaks, CA 91403  
tbarron.rmc@covad.net

Ext. 201 (Tiffany)  
Most questions, comments and concerns

Ext. 811 (Emergency Line) After-hours  
emergencies, including damaged utilities,  
plumbing, safety hazards, etc.

### Security

Maxwell Security Services, Inc.  
661-254-6910  
800-277-4827  
For reporting disturbances, vandalism,  
parking enforcement, etc

**Construction Hotline** – 661-251-3302  
For all construction-related questions

**Construction Manager- Bethco Builders**  
Office 818-236-2400  
Onsite Trailer 661-250-8149

### Emergency Services

Dial 911 for all emergencies, including fire and medical.