

The Laurel Leaf
An official publication of the Laurelwood
Homeowners Association



COMMUNITY NEWSLETTER

APRIL 2018

MESSAGE FROM THE PRESIDENT

As we embark on a second year of continued maintenance and improvements, I would like to thank everyone who voted. Since 2017, we have enacted a full reboot of our community. New management, a new landscaping firm, and all new vendors. Our hope is that these improvements will continue to invigorate pride in homeownership.

The first phase of the pool renovation is well underway. The perimeter pool wall and fence have been restored. Plastering and tile work are in progress. State mandated Title 22 compliance has been approved and is in process. The I5 wall has been restored with adjacent landscaping on the agenda short list. The new park trees and irrigation are thriving. The six new pet waste stations are in place and are regularly maintained. Emergency Common Area Rules have been approved to alleviate increasing safety and liability issues.

With the ongoing volunteer efforts of the Architectural Review Committee, we have successfully brought dozens of Patio Homes into architectural compliance without assessing fines. Laurelwood is looking better than it has in years!

The largest improvement you will see in 2018 is landscaping. Upon a rigorous 8 bidder RFP process with multiple site walks and interviews, we have selected Bemus Landscaping as the new master landscaping firm. Bemus will work directly with the Landscape Committee, Optimum, and the BOD to establish a modern aesthetic with long term sustainability. Irrigation and turf will be immediately addressed, with the intent to stabilize our increasing water expenses.

On behalf of the entire BOD, let's keep it going!

Respectfully,

**Damian Tsutsumida
President, Laurelwood HOA**

Board of Directors

Damian Tsutsumida, President
David Gruberg, Vice President
Don Hall, Secretary
Kathy Gonzales, Treasurer
Susan Cummings, Member at Large

MANAGEMENT SERVICES

**Optimum Professional Property
Management, Inc. (ACMF)
ACCREDITED COMMUNITY
MANAGEMENT FIRM
230 Commerce, Suite 250
Irvine, CA 92602**

Website: www.optimumpm.com
Office: (714) 508-9070
Fax: (714) 665-3000

Office Hours:

8:00 a.m. to 5:00 p.m. Mon. – Friday

Assessment Billing/Collections:
Option 1

E-mail: billing@optimumpm.com

Escrow Department:
Option 2

Email: escrow@optimumpm.com

**Director of Community
Management**

Gabe Garcia, CACM, CMCA, AMS
Ext. 293

Email: ggarcia@optimumpm.com

**Community Assistant:
(Applications, Forms)**

Nicole Kardos, Ext. 229

Email: nkardos@optimumpm.com

**Maintenance Department:
(Customer Service/Landscaping/
Lighting/Maintenance/Keys)**

(714) 508-9070, Option 3

Email:

maintenance@optimumpm.com

The Laurel Leaf
An official publication of the Laurelwood Homeowners
Association



RECEIVED A LETTER?

If you receive a letter, it is because you are in violation of Laurelwood community rules and need to respond. Contact Optimum Professional Property Management immediately to learn what you can do to avoid a fine. DO NOT IGNORE

HOMEOWNER-TENANT
RESPONSIBILITIES

Homeowners are responsible for sending rules to their tenants – NO EXCEPTIONS. If you have any questions regarding this, please contact Optimum Professional Property Management.

ACCOMPLISHMENTS

Recent accomplishments include the following:

- ⇒ Asphalt slurry of the alleyways
- ⇒ Painting of the perimeter wall at rear of community and pool fence
- ⇒ Installation of new trees and bubbler irrigation
- ⇒ New key fob system installed at the sport court
- ⇒ Installation of new doggie waste stations throughout the community
- ⇒ Pool re-plaster in process

COMMUNITY REMINDERS:

Please be a considerate neighbor and follow the rules for trash pick up:

- ◆ No trash may be placed at the curbside for pickup before 5:00 p.m. of the day before trash pick up day.
- ◆ All trash receptacles must be removed from the curbside by midnight the day of trash pick up and placed out of sight from your neighbors.
- ◆ All trash must be placed within the provided containers. Dumping bags of refuse, leaving abandoned appliances, furniture or other large items at any time, unless properly tagged for Bulky Item Pick Up services, will not be allowed. For all bulky or large items pick up, please contact CR&R at 714-372-8272 and make arrangements to have your large items picked up **FREE OF CHARGE**. This service allows two (2) free pick ups per year. Should you be identified as an offender, you will be invited to a hearing and charged a fine of \$100.00.

COMMUNITY PARK RULES

The Board of Directors has determined that the following Rules are necessary to address an imminent threat to public health, and safety, as well as an imminent risk of substantial economic loss to the Association. The Rules will take effect immediately and remain in effect for 120 days or until new Rules are adopted by the Board of Directors prior to that time.

The purpose of these Rules and Regulations is to create a safe and enjoyable experience for all residents using the Park and other Common Areas, and to provide regulation of special events to protect the Association and its members from potential liability for activities in the Park and Common Areas.

The effect of the Rule change will be that the Association will have greater control and be better able to regulate the conduct of residents on Association Common Areas. This will benefit all Owners and residents by reducing Association exposure to potential legal liability for activities in the Park and Common Areas, which will avoid increased expenses for insurance, claims, injuries, and damage. The goal is to not have to increase assessments for all Owners to pay for damage, injuries or other problems at the Park and in the Common Areas.

A copy of the rules will be mailed to all owners and will also be posted to the website and community bulletin board.

INFORMATION PAGE

Upcoming Board Meeting Dates for 2018

5:00 p.m.—Executive (closed) Session

6:30 p.m.—General Session

May 15th, 2018

June 19, 2018

July 17, 2018

The Board Meetings are typically held the 3rd Tuesday of each month at the offices of Optimum Professional Property Management, Inc. (ACMF), 230 Commerce, Suite 250, Irvine. Homeowners are welcome to attend the General Session meeting at 6:30 p.m. If you are unable to attend the meetings, you may submit your concerns in writing via fax or email to Management. The Agendas are posted at the bulletin board at the pool area four (4) days prior to the Board Meeting and will also be posted on the website.

VIEW YOUR ACCOUNT ONLINE!

Did you know that you can view your homeowner assessment account online at www.optimumppm.com? Click on the "Account Login" tab and register your account (for new users). Your account has been assigned a "Temporary Password" that can be found on your monthly billing statement. If you cannot locate your "Temporary Password" or are experiencing difficulties in registering your account or logging into the portal please call our Billing Department at (714) 508-9070 and press "1" for a Member Service Representative.

LAURELWOOD HOA WEBSITE

The Laurelwood website is a great resource of information for community news, events, meetings, etc. Please be sure to take the time to sign up by visiting the website at the address listed below and register using code **8427**. The following are some of the many great features included on the website:

www.laurelwoodhoa.org

- ◆ Access important documents such as Rules and Regulations, Meeting Minutes, and Architectural Applications.
- ◆ Sign up on the site for important email announcements.
- ◆ Obtain Management and community contact information.
- ◆ Stay informed about community events and projects.

EMERGENCY SERVICES

Optimum Professional Property Management provides a 24-hour emergency service for the purpose of handling common area emergencies (i.e. broken irrigation lines, roof leaks, etc.). Please call (714) 508-9070 and you will be provided with the number to report an after-hour emergency. If your call is determined to be a common area emergency, the answering service operator will page the community manager to respond to the emergency call. **Should you have any life-threatening emergencies or witness any suspicious activities, please always dial 9-1-1.**