

CREST OF CALAVERA HILLS HOMEOWNERS ASSOCIATION

C/O PropertyADVANTAGE

5142 Avenida Encinas, Carlsbad CA 92008

Phone (760) 585-1700 Fax (760) 438-6886 www.propadvantage.com

Association Manager: Shannon McMurray ~ x108 or smcmurray@propadvantage.com

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IMPORTANT NEWS FOR CREST OF CALAVERA HILLS OWNERS & RESIDENTS

PEST CONTROL

The Board has been reviewing the current pest control program at the Crest to determine if the services and costs are a benefit and good value for the Association as a whole. The current contract includes once a month application of ant bait in the common areas through *Holdsworth Pest Control*. Through the Board's evaluation of this contract, they were able to find a new vendor resource that will provide contract pest control services for the community to include a proactive program for both crawling insects and rodent control for rats and mice that includes the common areas and around the residential buildings! This new contract begins September 1, 2011 with *Antbusters Pest Elimination (Antbusters)*, a more comprehensive pest control program, and will cost less than the current service contract. To address the rodent control needs, *Antbusters* will be installing approximately 30 rodent bait stations throughout the common areas and around the residential structures that will be checked and baited once-a-month. To address the ant and other crawling insect needs, *Antbusters* will complete a comprehensive treatment program once a month using liquid residual and granular insecticides in the common areas and around the residential structures designed to draw ants out of the buildings. *Antbusters* will complete this work in accordance with all laws and will post notices in advance of treatment days. In addition, if one of the residential homes experiences an infestation of rodents or crawling insects, *Antbusters* has a guarantee that includes interior treatment at no charge to address this type of issue. If you have any specific concerns or questions about this planned contract service at your home, please contact our Association Manager.

2011 ANNUAL MEETING RESULTS



The Annual Meeting was held on July 20, 2011, at the offices of Property ADVANTAGE. The results were that Shirley Bellerio, Ruth Sabula, and Mike Steinman were re-elected to the Board for a term of two years each and the IRS Ruling passed unanimously. The Board of Directors had a Reorganizational Meeting and the officer positions for this election year are: Bill Parks – President, Ruth Sabula – Vice President, Shirley Bellerio – Treasurer, Mike Steinman – Secretary, and Diana Gomez – Director at Large. Congratulations to the elected Board members and thank you to all who took the time to vote.

BOARD MEETINGS

The next General Session Board meeting is scheduled for August 17, 2011, at 3:00 p.m. at the offices of PropertyADVANTAGE, 5142 Avenida Encinas, Carlsbad. Homeowners are welcome to attend the meetings. Agendas for every meeting are posted at the bulletin board by the mailboxes four days prior to the meeting. At the beginning of each meeting, an open forum is held for the benefit of the general membership and members in attendance of the meeting are invited to floor any questions, comments, or concerns relative to the day-to-day operation of the Association. Although no action may be taken at this time, the Board may elect to place any issues raised on the docket for the next regularly scheduled General Session Meeting.

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LANDSCAPING – GRASS MOWING

Since Westturf Landscape has been under contract for landscape maintenance, one of the main goals that the Board has worked with them on is improving the look and quality of the grass. This can be a challenging process that takes time to implement depending on the condition of the grass at the onset. Westturf has continually worked on this and the grass is improving in many areas of the community. As a result, the grass is thicker and grows taller than it used to, which makes it a challenge for the turf sprinkler heads to reach their individual coverage areas. To address this, Westturf will be lowering the height of the grass slightly. This will result in the grass having a brown appearance for about 3 to 4 weeks, but it will come right back and should improve even more.

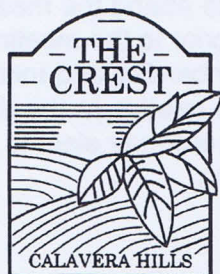
WASTE MANAGEMENT & RECYCLING

Please be mindful when disposing of trash and recyclables to ensure proper disposal of your household items. Please make sure your waste gets put completely in the correct bin and be sure to close the dumpster lids and gates when you are finished.

- ❖ Green recycling bins = empty cans, plastic, and glass containers
- ❖ Blue recycling bins = paper, books, paper bags, junk mail, envelopes, and egg cartons
- ❖ **Cardboard should be flattened and placed either inside the mixed paper container or inside the regular dumpster if it is too big to fit in the mixed paper container. This is revised information from our previous communication last summer about cardboard disposal. Don't leave cardboard on the ground next to any bins or dumpsters because Waste Management will not pick it up.**
- ❖ Hazardous waste = household cleaners, automobile fluids, chemicals, batteries, fluorescent lamps, paint, and all e-waste – electronics, microwaves, stereos, televisions, etc. These items, and other large items such as furniture, should be dropped off at a collection site or you can call *Waste Management* for pick up appointment at **760-753-9412** or *Clean Harbors* at **800-444-4244**. Costs associated with a hazardous waste pickup scheduled by a homeowner are that homeowner's responsibility and will not be paid for by the HOA. For more information on waste management, go to www.carlsbadconserves.org.
- ❖ **Previously the Association allowed for residents to leave household items on the ground by the dumpster for other residents to take for free. Unfortunately, this has not been successful and has resulted in items being left for extended periods without removal. As a result, the Board has determined to change this policy. Residents must make arrangements for pickup of unwanted household items from now on instead of leaving them by the dumpster areas. There are many organizations willing to pickup these items such as Goodwill, AMVETs, or Disabled Veterans. All you need to do is call them to make an appointment.**



WELCOME TO THECRESTHOA.COM!



If you haven't already done so, please take a moment to check out the Crest of Calavera Hills official web site; www.thecresthoa.com! This is a great way to keep you informed on what's going on at the Board meetings and in the community. It's also another way for you to keep in touch with us through our Association Manager for reporting maintenance needs or submitting documents to the Association. Some pages intended for homeowner viewing only require a password, which is "crest".