

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

March 2011

IMPORTANT NEWS FOR CREST OF CALAVERA HILLS OWNERS & RESIDENTS

TREE CARE & LANDSCAPE IMPROVEMENTS

Now that the annual tree care and the shrub plantings along Chatham Road have been completed, the Board is planning on implementing the next two phases of landscape improvements we reported December. These phases are tree replacement and shrub replacement. New trees will be installed around the residential units as well as the slopes and canyon areas. In addition, new shrubs will be installed mostly on the slopes that run along Carlsbad Village Drive and Tamarack Road. There will also be a few shrubs added along Chatham Road. These planting plans have been given thorough and careful consideration for the benefit of all homeowners and residents at the Crest. The Board's goals in completing these landscape improvements are to replace previously removed trees where possible and appropriate, to aid in reduction of traffic noise, prevent climbing on the slopes, and provide for screening of view into back yards. These planting plans will be started at the end of April 2011. These projects are planned for and funded and will not increase the HOA dues.



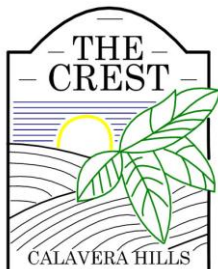
Enclosed you will find two maps (Enclosures #1 & #2) with legends indicating the quantity, species, and locations of the trees and shrubs planned for installation. If you have constructive comments about these planned improvements, please respond in writing to our Association Manager by April 13, 2011, at the email, address or fax listed at the top of this page so that the Board may review your input at their next meeting.

The Purple Plum trees will be treated for pear slug within the next month. The Pear Slug is the reason that many of the Plum trees do not appear healthy. The pear slug treatment consists of spraying each tree with a high powered soapy water spray to remove existing slugs and then spreading Diatomaceous earth around the tree trunk to keep new slugs from reaching the leaves. This work will be completed by Urban Tree Care. The crews will need to connect to the hose spigots at the residential units in order to complete this work. The amount of water consumed during this process is minimal due to the high pressure attachment that is used.

CARPORT MAINTENANCE

The metal ceilings of the carports are showing signs of deterioration and oxidization. As a result, there are many days when a white residue drips onto the cars parked in the carport. The Board understands that this is a concern to residents and needs to be addressed. The Board has reviewed options to resolve this issue and has determined that a thorough cleaning and power washing may take care of the problem. There will be one carport structure washed as a test to see if this is an effective solution. If it is, then the Board will have the remaining carports washed as well. Separate notice will be sent to individual owners and residents about this maintenance work and any related parking restrictions.

WELCOME TO THECRESTHOA.COM!



We have more exciting news to share. The Crest of Calavera Hills now has an 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".

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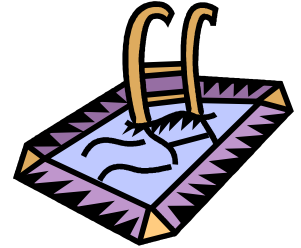
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POOL RULES & USE

As the weather warms up, many of our residents head toward the pool to enjoy a cool dip. The pool heat will be turned on as of April 1st and will remain on until October 31st or as determined by the Board based on expense and weather. Here a few reminders about pool and spa use that we need all residents to be aware of and help resolve:



- ✓ A new smoking area has been established that is at the south fence adjacent to the spa. There is a Smoker's Outpost for properly disposing of cigarette butts. Please observe this new policy as a courtesy to other residents using the pool and to help keep the pool area clean and free of cigarette butts on the pool deck.
- ✓ Please help us keep the pool area as nice as possible. Report maintenance needs to our Association Manager right away. If you see or hear any suspicious activity at the pool area such as people jumping the fence, in the pool area after hours, or vandalizing the pool equipment, please notify the *Carlsbad PD at (760) 931-2100* for non emergency situations. For threats to public safety or a crime in process, call 911.
- ✓ Dogs are not permitted in the pool compound or in the pool or spa
- ✓ Do not leave food crumbs or bird feed on the pool deck as this attracts ducks and other birds. There are ducks that are flocking to the pool area and the pool vendor has found bird feed on the pool deck. Ducks create expense in keeping the pool and spa water clean.

2011 ANNUAL BUDGET REVISION

If you are an owner, you will find a revised 2011 Annual Budget and Disclosures enclosed for your records (Enclosure #3). The Association's Monthly Dues will remain **\$251.00** per unit per month, which includes a reserve funding of \$88.00 per unit per month. The purpose of this revised budget was to reallocate specific line items in the operating portion of the budget. This revised budget goes into effect June 1, 2011. Please store this document in a safe place with your other important Association paperwork.

BOARD MEETINGS

The Board has elected to change the regular monthly Board of Directors meetings to the 3rd Wednesday of every month 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.

2011 ANNUAL MEETING – CALL FOR CANDIDATES

The Annual Meeting will be held in June at the offices of Property ADVANTAGE. The Board of Directors is currently seeking members who have a willingness and desire to serve on the Board. If you are an owner, a Notice of Candidacy form is enclosed (Enclosure #4). If you are interested in serving on the Board, complete the enclosed form and return it so that it is received close of business (5:00 p.m.), **May 13, 2011**, via mail or fax to PropertyADVANTAGE at the address or fax listed at the top of this page.

