



# Southshore Hills POA

For information or to contact your Board visit:  
[www.southshorehills.com](http://www.southshorehills.com)

Newsletter

January 2020

## JANUARY 2, 2020 BOARD MEETING

The Board meets in closed session on Thursday, January 2, from 5:30 p.m. to 6:30 p.m. Open session begins at 6:30 p.m. at PMP offices. All POA members are welcome.

## PINE TREES ON THE MEDIANS

At the January meeting, the Board of Directors will decide on the removal or trimming of the pine trees on the two medians on Highgate Road. Hopefully, everyone has had a chance to respond or comment on either the online or mailed survey. Unfortunately, there was another large break in the water lines due to the pine tree roots, which necessitated another repair.



## NEIGHBORHOOD HOLIDAY PARTY—SAVE THE DATE!

Homeowners are invited to a Holiday Party hosted by PMP and the Southshore Hills POA on Saturday, January 18 from 4:00 p.m. to 8:00 p.m. at the North Ranch Community Center, 1400 N. Westlake Blvd., Westlake Village, CA 91362—corner of Westlake Blvd. and Valley Spring. Come toast the New Year with your neighbors! A light dinner will be provided.

## BUDGET & FINANCE

As detailed in the December newsletter, a reserve study was recently completed. If you've misplaced your copy that was mailed a few months ago, contact Matt Bland at PMP for another copy. Our auditors are reviewing our financial documents and have been working to prepare an audit of our finances which, unfortunately, will be limited for 2019 as Tandem, the prior property management company, did not provide us with all our previous documentation.



Also, recall that the annual assessment has been decreased from \$800 to \$700 per year. After a review of the expenses, the Board updated the budget line items to more accurately reflect our Association expenses. Approximately 30% of our budget goes to property management expense, 30% to landscape expense, 25% to water, and the remainder to legal, insurance, and reserve/audit costs.



## LANDSCAPING REPORT

Goldenstate Landscapers have done extensive cleanup on our slopes, as well as repairing leaks and replacing numerous failing sprinkler nozzles. Some additional plantings are planned around the monument signs, which will improve the "curb appeal" of our neighborhood entrances. After the fate of the pine trees is decided, Goldenstate will work to improve the median plantings and the strip of land along the channel. This area, which is maintained by our Association, will be improved to save water costs.

On the topic of water, the Board has retained a water efficiency expert—UgMO—to determine how we can save on our water expense, which is currently 20-25% of our annual budget. UgMO continuously measures soil conditions (moisture, temperature, and salinity) and monitors irrigation operations for zone-specific reporting and alerting. We will keep you posted on this project.

Thankfully, the drought is over for the most part; however, we still want to watch our water use and bring our landscaping up to par. Please take a good look at your lawns, slopes, and hillsides and make sure everything is well maintained. If you are making significant changes to your property, be sure to complete the Architectural Request Form, which can be obtained from our website or from PMP. The Architectural Committee will respond to your request promptly.

## NEW LAWS AFFECTING DIRECTOR ELECTIONS

Two Senate bills were passed in 2019 affecting election rules and candidate and director qualifications. SB 323 sets forth limited situations in which Associations may disqualify a candidate running for the board of directors. SB 652 is a law pertaining to displays of religious items. To comply with the new laws, our legal counsel drafted updated Election Rules and By-laws, which were sent to all homeowners last month for review and comment.



## TRASH CONTAINERS AND COLLECTION

Some trash containers remain on the street one or more days after the collection day. As a reminder, trash containers cannot be visible from the street except for collection and then only for the shortest time reasonably necessary for collection. Please put away your trash containers the same day as collection. The Board of Directors will begin issuing courtesy notices for trash containers left on the street. Thanks for helping to make our community neat and attractive.

## VISIT OUR WEBSITE!

Go to [www.southshorehills.com](http://www.southshorehills.com) to see our website. We've posted the approved paint colors for the community and information on Décor Paints, which provides a nice discount for Southshore Hills homeowners. Also, check out the website for information on the community committees.

	<b>Contact Us:</b> Phone: 805.642.2400 Fax: 805.824.0574 Phone payments: 866.729.5327	<b>Visit Us:</b> 100 E. Thousand Oaks Blvd., Suite 220 Thousand Oaks, CA 91360 M-F 8:00 a.m. – 5:00 p.m.
	<b>Email Us:</b> <a href="mailto:CustomerService@PMPmanage.com">CustomerService@PMPmanage.com</a>  <b>Community Manager:</b> Matt Bland <a href="mailto:mbland@pmpmanage.com">mbland@pmpmanage.com</a> Send HOA payments to: P.O. Box 51444, Los Angeles, CA 90051-5744 and Include your account number on your check	

## PMP AND THE BOARD OF DIRECTORS

WISH ALL OF YOU A VERY JOYFUL, HEALTHY, AND PROSPEROUS NEW YEAR 2020!