

Vista del Cañon Newsletter

May 2008

NEW MAILBOXES

We are planning to replace all of the mailboxes for buildings 18702-18744 in the coming month. The hardware and locking mechanisms of those mailboxes are starting to wear out after so many years of constant use. We have already received quotes for this work. The exact install date has not been determined yet. Letters will be mailed out to all homeowners and renters as soon as that date is set.

The new mailboxes will be the current high-security models required by the Postal Service, making them much safer against break-ins. The new boxes will have larger slots for outgoing mail so that large envelopes will fit. Since the mailboxes for buildings 18702-18744 are built-into free-standing pedestals, the entire pedestals will be replaced. The mailboxes for buildings 18802-18864, on the western half of our property across from the large Jacuzzi, were already replaced earlier this year after a break-in which made some of them unusable. They are built-into the wall of building 18814, rather than being on pedestals.

All of the new mailboxes for 18702-18744 will have **new locks** installed; the old locks will not fit. That means everyone in buildings 18702-18744 will need to be given **new keys** for their mailboxes. The Association's security company will be onsite over a period of several days to give out the new keys. Homeowners must sign receipts for the new keys. When we replaced the mailboxes for buildings 18802-18864, the biggest hassle about the whole process was for our residents who are renting their units. Their unit owners could not always show up to sign for the new keys. And the Association's records of tenants in units being rented are never totally current; they depend on notification from the unit owners.

The Association can only give mailbox keys to each unit's legal owners-of-record. If unit owners cannot pick up the keys for their tenants, they will need to provide written authorization for their tenants to pick up the keys themselves. Those authorizations will have to be provided to the Association's Property Manager and verified by her. If you are renting your unit, we suggest that you **talk to your unit owner now about how you are going to get your keys**, so that you don't have any disruption in getting your mail after the new mailboxes are installed.

Mailbox break-ins are a major problem everywhere, not just at Vista del Cañon. Identity theft is a major concern. The safest way to handle your mail is to only put outgoing mail into the outgoing mailbox slots in the mornings of days when the mail is picked up, and to always pick up your mail from your mailbox as soon as possible after delivery every day. That way, nothing of value is ever sitting inside any mailboxes overnight, when break-ins are most likely to happen. Also, if you are going to be out of town, always put your mail on vacation hold with the Postal Service.

NEIGHBORHOOD WATCH

Speaking of safety, the Association will be holding our first Neighborhood Watch meeting in the next couple of months. The meeting will be held at the pool. Notices will be mailed out as soon as the date is set.

IMPROVEMENTS

Many other projects are in the works, besides the mailboxes. These projects include:

- Upgrading the wrought iron fencing at the pool
- Re-painting all the rest of our wrought iron fencing, including our entrance gates
- Replacing the pool and Jacuzzi furniture
- Replacing the play equipment at the Tot Lot and upgrading the landscaping of the Tot Lot
- Re-surfacing all of our driveway paving and the parking areas
- Re-inspecting and having our contractor do maintenance on all of the balcony decks under their warranty

FRIENDLY REMINDERS

Please help to keep our property values as high as possible, during this difficult economy, by picking up litter, dog droppings and other trash. And please place your household trash cans outside no earlier than Tuesday evening and bring them in no later than Wednesday evening. If you have furniture or other household items you are donating to the Salvation Army, please only place them outside on the day they will be picked up. Also, please immediately report any vandalism or graffiti to our management company or to our security patrol.

WINDOW SCREENS

There are many mobile screen repair/replacement services listed in the phone book who will do all the work for you: These companies include: All-Ways Screens (661-222-9960), Screenmobile (661-285-1980) and Screens on Wheels (661-297-0003).

You can also replace your screens yourself. There are both kits and individual parts to do so, and these are available at: OSH, The Home Depot, and Lowe's. The Do-It-Center will repair screens brought to them within a couple of days for as little as \$5.50 per 24"x24" screen.

The illustrations below give easy instructions on how you can remove your own window screens without bending the screen frame. If you try to remove your window screen any other way, the frame will bend.

From inside your home, open and lift out your sliding window from its frame. [Illustrations 1 & 2]



ILLUSTRATION #1



ILLUSTRATON #2

Then pull up on the tabs at the bottom of the screen. This will release it from the window frame. Be careful not to bend the frame of the screen. [Illustration #3].



ILLUSTRATION #3

The screen itself can then be pulled out of the window frame [Illustrations #4 & #5].



ILLUSTRATION #4



ILLUSTRATION #5

Now that your screen is out of the frame (and inside your home), you can either take the window screen to one of those previously listed local outlets or repair it with a kit purchased at your local hardware store. Once the screen and/or frame has been repaired or replaced, simply reverse the five steps to re-install the newly-screened frame.

HOBBIES / GARAGE USE

Residents may engage in hobbies in their garages so long as noise is kept to a minimum, and those hobbies don't violate any specific provisions of our CC&R's or Rules and Regulations. (Vehicle repairs, for example, whether or not a hobby, are more strictly regulated, being allowed only inside the resident's garage, with the vehicle and all tools kept entirely inside the garage, and with the garage door closed.)

Garages are not permitted to be used as extra bedrooms or living rooms. Garages must be used first, for parking all of the resident's vehicles, up to the capacity of the garage. Only after the garage is fully occupied with parked vehicles, may the resident park additional vehicles outside the garage. Use of the common area parking, including out on the "horseshoe" (the Vista del Cañon street itself) is a privilege which the Association has the legal right to regulate. That privilege will be suspended, upon notice and hearing, for residents who do not use their garages for parking. Their vehicles will be subject to towing off the property.

Treasurer's Trove

As of March 25, 2008, the following amounts were in the Association's funds:

<i>Cash Operating:</i>	\$ 39,211.55
<i>Cash Reserves:</i>	\$540,887.50
<i>Total Cash:</i>	\$580,099.05

PRESIDENT'S MESSAGE

On February 23, 2008 I received an e-mail from the local Canyon Country Advisory Committee, which I had joined a couple of years ago, telling me that our City Council had approved the building of a "materials recovery facility" on Sierra Highway between Placerita Canyon and Golden Valley Road. The recovery facility would basically be a huge trash dump, where all kinds of household and commercial garbage from all over Santa Clarita and other surrounding cities would be delivered by truck, and then sorted for recycling purposes. The plan was for more than 800 separate truck deliveries per day, six days a week. These deliveries would have had hundreds of large garbage trucks driving slowly up and down Sierra Highway, along the Cross Valley Connector, and all other major roads through our community. Traffic on those roads would have been jammed six days a week, even on Saturday. We know how slowly garbage trucks drive up steep hills! The impact on our community would have been awful.

The Canyon Country group immediately organized a campaign to get the City Council to cancel the plans for this dump. I joined the campaign. I attended the City Council meeting on March 11, and spoke to the Council on behalf of all Vista del Cañon homeowners about the problems this dump would bring to our community. I urged the Council to find alternate locations, which would take these truck deliveries outside of our city, rather than dumping all this garbage on us. Many other nearby residents, including Board Presidents of Friendly Valley and other associations, also spoke at that Council meeting, and at subsequent meetings. I had also met and discussed the issue with Mayor Bob Kellar on February 28.

I am very happy to report that the trash company formally withdrew its application for this dump on April 16, and agreed that it will not consider any further locations for a trash dump in the Santa Clarita area without consulting with the residents of the community first.

I encourage all of us at Vista del Cañon to get involved in the issues of our City. We can make a huge difference. Notices about volunteer opportunities are posted on the bulletin board in our center driveway. The Association has done specific mailings and handed out flyers about other civic issues in the past. Our City Council encourages public participation during open forums at the start of every Council meeting. The City Council and Mayor have gotten well-acquainted with the Board members of Vista del Cañon, as we have addressed them on many important issues. Few other levels of government have such a direct, continuous impact on our quality of life. For information on upcoming City Council meetings which you could attend, please check the City's website at www.santa-clarita.com.

VISTA DEL CAÑON CONTACTS

PROPERTY MANAGER

Westcom Property Services
Sigrid McIver (661) 263-8760
sigrid@westcommgmt.com

SECURITY PATROL

Santa Clarita Valley Public Safety
(661) 857-1353

24-HOUR PROPERTY EMERGENCIES

(818) 587-9500

BOARD OF DIRECTORS

Ken Greaves, President
Jim Reedy, Vice-President
Marla Adams, Treasurer
Jim Allaire, Secretary
Luis Gutierrez, Member-at-Large

BOARD MEETINGS

Meeting Notices Posted on Center Drive
Bulletin Board

WEBSITE

www.vistadelcanon.com
