

DECEMBER 2022

SYCAMORE BREEZE

www.sycamorecanyonmasterhoa.org



YOUR ASSOCIATION WEBSITE – PLEASE VISIT!

Log onto www.sycamorecanyonmasterhoa.org and follow the prompts to register and log in (**upper right side/corner of screen**). You will need your account number and email to create a password. The website provides you the ability to:

- Submit maintenance requests & address changes
- Download the Architectural Guidelines and Application - This page is public to allow your contractor/painter to ability to obtain the forms to assist you. Applications are required for *all* exterior changes and you must receive approval prior to the commencement of any work.
- There are (27) pre-approved exterior paint schemes to choose from, which were updated in 2020.
- Get the latest community news & updates. Obtain minutes, newsletters, policies & forms, and sign up to receive Eblast notifications.
- Access your account online. Pay, review and manage your HOA assessment/account online.

If you have any issues logging onto the community website, please call

2023 BUDGET PREPARATION AND DUES INCREASE

JANUARY 1, 2023

A lot of work goes into preparing the annual budget. It's a complex endeavor that starts in September, to be finalized and approved prior to the beginning of the calendar year. Here's how we do it:

- The Board of Directors and Community Manager work to gather all financial information needed to project expenses for the coming year. This includes an annual reserve analysis of our reserve assets, the cost for future replacements our fencing, trails, landscape, mail boxes, vendor service contracts, projections for utilities comparisons of past years' and future budget trends.
- The Board also examines the sources of income; monthly assessments and interest on our reserve investments.
- As a result of this review, the Board determined that assessments will need to increase \$5.00, being \$97.00 per month for the upcoming calendar year, **effective January 1, 2023**. We think this to be a reasonable considering our increasing insurance policy due to the fire zone we live in, increase water use for our slopes/landscape due to the drought, the Association vendors increasing their prices, and the necessity to properly fund our reserves during these inflationary times. We mentioned the potential for an increase in last year's budget cover letter and the dues have not increased since 2019. With that said and looking forward to 2024, and if upward pricing pressures continue, we may not be able to keep the dues at their current rate next year.
- **The 2023 budget was mailed in November. If you are on ACH the increase will auto-adjust, however, if you have your bank pay, you need to inform them of the new amount to avoid a deficit, and becoming delinquent.**

BOARD OF DIRECTORS:

President: Martin Writer

Vice-President: Sadu Gourkar

Treasurer: John Somers

Secretary: Vacant

Member-at-Large: David Jesse
Graham

NEXT BOARD MEETING:

January 4, 2023 at 7:00 PM, via Zoom.
The Zoom meeting information will be on the Agenda and posted on the website.

MANAGER:

Lisa Brannon, CMCA

Phone: 949-833-2600

lbrannon@keystonepacific.com

COMMON AREA ISSUES:

ASSOCIATE: Adriana Lopez

Phone: 949-833-2600

alopez@keystonepacific.com

KEYSTONE AFTER HOURS: For urgent common area issues, such as, a broken/flooding sprinkler occurring after hours or on weekends, please call Keystone's main number 949-833-2600 to submit an emergency work order.

BILLING QUESTIONS ADDRESS

CHANGES/ WEBSITE LOGIN:

Phone: 949-833-2600

reconnect@keystonepacific.com

Managed by Keystone

**16775 Von Karman Ave., Suite 100
Irvine, CA 92606**



DECEMBER 2022 REMINDERS

Keystone After Hours Information:

- **Reporting an HOA Maintenance Issue to Keystone After-Hours:** Phone (949) 833-2600 and follow the prompts to be connected with the emergency service. Please call 9-1-1 for life-threatening emergencies.
- **Street Sweeping Days** – Tuesdays
- **Street Light Out?** Have you noticed a street light on all the time, blinking, or one that is no longer coming on at night? You can report it directly to the City of Anaheim by logging on to: www.Anaheim.net
- **Trash Cans—Eye Sore!** Please store behind gates/out of site promptly after collection. Do not place at curb 24 hours before collection. No one likes to look at trash cans. Thank you!



TIMELY DUES PAYMENTS

CALIBER ONLINE PAYMENT FEATURE

Sign up for on-line payments or ACH to make timely payments and avoid late charges! You may make one-time ACH payments through www.kppmconnection.com.

In addition, Keystone offers recurring online ACH payments. Please visit www.kppmconnection.com to access your online payment account. If you have not registered your account, go to the website and have your Account ID, ZIP and email ready. We hope you use the portal and that it makes your life simpler.

REMINDER: Payment address for assessments:
PO BOX 513380, Los Angeles, CA 90051-3380.



HOUSE PAINTING AND EXTERIOR CHANGES REQUIRE HOA APPROVAL

In accordance with the Association's Architectural Guidelines (see website www.sycamorecanyonmasterhoa.org) any exterior changes to your house or property, including painting, requires **prior** approval from the Association. For painting, there are 27 exterior paint schemes to choose from, with updates for garage door colors, which were made in 2020. Visit the link https://www.dunnedwards.com/colors/archive/color-ark_pro/sycamore-canyon/2020-paint-schemes to view the colors online, or obtain samples at the Dunn Edwards Paint Store, located at 5725 E. Santa Ana Canyon Rd., Anaheim, CA 92807. Phone: (657) 221-3009. The link, guidelines, and application are on the Association's website. There is an account set up so that Homeowners may receive a 24% discount off the retail price for Dunn Edwards products, which is listed under the name: Sycamore Canyon Master #233250-000, at the Dunn Edwards store listed above. **You may only choose one (1) exterior paint scheme, you may NOT mix and match colors from different color schemes or the application will be denied.**

BOARD BRIEFS: NOVEMBER 2, 2022 MEETING:

- Meeting Minutes—October 12, 2022—Approved
- Financial Statement—September 30, 2022—Accepted
- November Reserve Investments—Approved.
- Landscape Extras Proposal—Approved

DECEMBER TREE TRIMMING—CALIFORNIA PEPPER TREES ONLY:

The California Pepper trees, on the slopes behind Laureltree Area 11 (**ONLY**) will be trimmed in December. Please see the Association's website for the annual schedule for all streets and area map locations.

2023 ANNUAL MEETING & ELECTION OF THE BOARD OF DIRECTORS

The Annual Meeting and Election of the Board of Directors will be held on January 25, 2023. All five (5) seats will be up for election, with staggered terms to be determined by the number of votes received per candidate. Keep an eye out for the election package that will be mailed this month. We ask that you please complete the Ballot, and return it immediately to ensure quorum for the election. Please know that due to the lack of Ballots being returned to reach the quorum requirement, we have not been able to hold an Election in the past several years and the current Board Members have continued to serve.

