



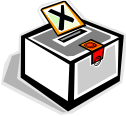
MADISON COUNTY

April 2022



<https://madisoncountyhoa.communitysite.com/>

ANNUAL MEETING



Don't forget to mark your calendar. The Annual Meeting and Election of the Board of Directors will be held on **Monday, April 4, 2022, at 7:00 p.m.**

via teleconference (Zoom) and in person at the Black Bear Diner located at 2022 1st St Simi Valley, CA 93065. Please mark your calendar and plan to attend. The Board Of Directors has been appointed an inspector of elections to be the Ballot Collector. Two seats will be up for election for a two-year term. (Your ballot and meeting information have been sent under separate cover.) Remember **all ballots must be received at The Emmons Company no later than April 4th at 3pm** (all ballots will be counted at the meeting).

SPRING CLEANING

FRONT CURB MAINTENANCE

Now that spring is here, please take a moment to take a good look at your front yard. Be sure to take a moment to inspect the curbside; if the shrubs and/or groundcover are growing onto the street – it's time to trim them back. Please inspect all areas of your landscaping for needed attention and maintenance (including side yards). Take a moment to inspect the trees in your backyard and front lawn area - if they are in need of trimming, please do so. **Overgrown trees that are not trimmed may be damaged by high winds and/or cause damage to the surrounding structure(s).** Also check for weeds that may be invading your sidewalks, driveways and lawn areas and get them out of there before they take over.



You may already be planning on taking a look at a few of these things, but just in case these are a few maintenance items that

may need to be addressed in

your home. Please take a few minutes and look around your home to see if these items need attention:

- Unused and old satellite dishes.
- Wires that have not been painted to match existing house colors.
- Wires not adhered properly to your home.
- Debris on roof or in gutters.
- Cleaning of siding or paint touch ups.

BRUSH CLEARANCE

Annual brush clearance is scheduled to commence in May. As required by the Ventura County Fire Department a clearing of 100 feet in the Association's common and landscape maintenance areas behind homes will be completed. Work will be completed to meet the June 1st deadline.

HAZARDOUS MATERIALS

The City provides a household hazardous waste drop-off service for all City residents. The service is by appointment, for residential customers only – businesses may not use this program. The service is free and safe. Events are offered throughout each year, on the third Saturday. Here is a partial schedule for 2022:

- **May 21, 2022**
- **July 16, 2022**

Call (805) 583-6321 to make an appointment or obtain more information.

EARTHQUAKE PREPAREDNESS

It's always a good idea for Californians to prepare and examine plans to survive a major quake, to take the steps to minimize damage and do what they can to make sure they can recover any losses due to earthquakes. For earthquake preparedness tips, go to www.redcross.org. Please take note, earthquake insurance is not part of a typical homeowners' insurance policy-it must be purchased separately. Visit the California Earthquake Authority's website for policy options. www2.earthquakeauthority.com

SHUTTERS AND FRONT DOORS



We encourage you to take a moment to check your shutters and/or front door. In most cases your exterior paint may be holding up well, but we found that several of the shutters/front doors are in need of painting. Not only does a fresh coat of paint enhance the beauty and value of your home, but the new paint adds protection and prolongs the life of the shutters/front door by not having them exposed to the weather elements. **Please note: Any change from the original color requires approval from the Architectural Committee prior to commencing any painting.**

BROKEN SPRINKLERS

If you see a broken sprinkler in the common area as you're walking or driving through the neighborhood, we ask that you call the office and report it. The irrigation runs in cycles and sometimes it remains undetected for a period of time. **So, if you see an area with a broken sprinkler, please call it in to The Emmons Company at 805-413-1170.**



HELP GET THE SCOOP!

REMINDER! When walking your dog within the community, please be sure that it's on a leash at all times. We have also received reports that it is not uncommon to see pet owners who are not picking up after their dogs. **Please carry a bag to clean up after your pet.** Let's make sure that your pet does not become your neighbor's and the landscaper's worst nightmare. **Please be sure to pick up after your pet, remember this is not just an HOA rule, but also a City ordinance.**



STAY IN TOUCH WITH THE COMMUNITY

Here are some alternatives to staying in touch and on your toes:

NIXLE - Sign up with "City Watch" through the Thousand Oaks Police Department to get crime text alerts for our zip code. The Police have partnered with NIXLE to provide this service. Alerts are sent on an emergency basis only. The alerts describe the incident, what you should know or what to keep an

eye out for; and how to report to police if applicable. Sign up at <http://www.nixle.com/>.

VC ALERT - It only takes a few moments and is a valuable tool for notifying you about local emergencies. You can now text "VCALERT" to 313131 on your cell phone and within seconds receive a text message with a link to complete the registration process. To learn more visit VC Alert or download the phone application.

HOW TO CONTACT THE EMMONS COMPANY REPRESENTATIVES

We encourage you to contact us with any questions or concerns. Office hours are Monday through Friday from 8:30 a.m. to 5:30 p.m. **In case of emergency**, service is available 24 hours a day by calling our office **(805) 413-1170** and you'll be connected to someone who will assist you.

NEW ASSOCIATION MANAGER

Angeline Elmasian

angeline@emmonsco.net

Heather Vaughn, Asst. Manager,

heatherv@emmonsco.net

Kathy McCusker, Bookkeeper,

kmccusker@emmonsco.net

USEFUL PHONE NUMBERS

POLICE DEPARTMENT	805 583-6950
Public Works	805-583-6786
Parking Enforcement (Police)	805-583-6921
Animal Regulations	888-223-7387
Fireworks Hot Line	805-583-6151
Traffic	805-583-6223
Animal Control	805-583-6762
Storm Drain Maintenance	805-583-6415

