

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

December 1, 2011

IMPORTANT NEWS FOR CREST OF CALAVERA HILLS OWNERS & RESIDENTS

TREE CARE

In 2010, the Board approved a 3 year tree care plan with Urban Tree Care (UTC). UTC professionals are certified arborists who bring many years of tree care experience to the community. UTC follows all ANSI standards for tree care. **Starting December 4, weather permitting, UTC will be completing the scheduled 2011 tree care work throughout the community.** This will include trimming around the residences and slopes and canyons throughout the community. Work will be done between the hours of 8:00am to 5:00pm.



Please do not direct the tree crew while they are working onsite. If you have any concerns or questions about the tree care work, please contact our Association Manager, Shannon McMurray. There will be a significant amount of noise and debris during this project. We appreciate everyone's patience and cooperation while the work is being done.

2011 ANNUAL BUDGET

If you are an owner, enclosed you will find the 2012 Annual Budget and Disclosures for your records. The Association's Monthly Dues will be **\$251.00** per month to meet the day-to-day operating expenditures and reserve funding requirements, beginning January 1, 2012, the start of your fiscal year. Please review these documents and store them in a safe place with your other important Association paperwork.

BOARD MEETINGS



Board of Directors meetings are held at 3:30 p.m. on the 4th Thursday of every month at the offices of PropertyADVANTAGE, **5142 Avenida Encinas, Carlsbad**. The next meeting is scheduled for December 22, 2011 at 3:30 p.m. 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.

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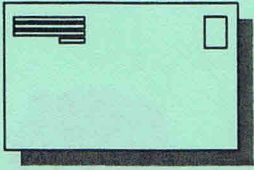
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MAIL DELIVERY



Periodically we all get mail that is intended for someone else in the community. When a letter put in your box is not for you, kindly return the letter to the "out box" to the far right. The postman will return it to the correct owner." This has been confirmed by the mailman. Do not put it on the wooden bench in front of the mailboxes because it may be get water logged or blown into the street.

HOLIDAY GREETINGS

It is the season for us to remember what we are thankful for, show our appreciation to others, and spend time with family and friends. During this time of year many residents decorate their homes and holiday trees. As a reminder, please be sure to remove any outside holiday decorations by January 15th. The City of Carlsbad, in partnership with Waste Management, has a holiday tree recycling and

collection program that allows residents to have their holiday trees be picked up at the dumpster enclosures. This program starts the day after Christmas and will continue for two weeks. For pickup, residents need to remove all decorations and stands and cut the trees in no longer than 4' sections. Place your tree outside of and adjacent to the nearest dumpster enclosure. Do not put trees inside the dumpsters. Flocked trees are not recyclable and will not be collected by the trash drivers. For more information regarding holiday tree recycling, visit <http://northcounty.wm.com>.

**We wish everyone a
Happy Holidays!**

