



# CREEKSIDE CONNECTION

Website: [Creeksideeast.com](http://Creeksideeast.com)

Email: [creeksideinfo@nextstepcommunities.com](mailto:creeksideinfo@nextstepcommunities.com)

## MARCH 2023 BOARD MEETING

The Creekside Community Master Association Board meeting was held on March 8, 2023 at 6:00 PM at the Creekview Elementary School.

General Session began at 6:00 PM. The Annual Meeting that was scheduled to be held at 6:30 was cancelled due to the resignation of the Inspector of Election and an issue with proxies that were returned. Homeowner Forum: There was discussion regarding election protocol, landscaping and patrol.

Board Actions: Three landscape proposals were approved including regrading at lot F, additional rose planting and mulch installation.

Executive Session was held immediately following the General Session.

The next regular Board meeting will be held on April 12, 2023 at the Creekview Elementary School at 6:00 PM.

## 2023 ELECTIONS

The Election that was scheduled for February 8, 2023 and was adjourned to March 2023 was cancelled due to the resignation of the Inspector of Election and an issue with the way the proxies were gathered.

The Board has approved the new election date of Wednesday, July 12, 2023 with a location to be determined. The Call for Candidate requests are currently being distributed. If you are interested in serving on the Board for the Creekside Community, please fill it out and return it. Candidates that meet the requirements as stated on the Call for Candidate form will be placed on the ballot for a seat on the Creekside East Board.

## REMINDERS

- All holiday lighting and decorations should be removed by this time.
- Dogs are to be leashed within the Community at all times.
- Dog excrement is to be removed and discarded by the pet owner.
- Speed limit within the community is 30 MPH on the Loop and 25 MPH on Mill Creek Road.
- Architectural applications are required to be turned in for any significant modifications to your home and/or landscaping.
- Pool ID cards are required for each family member while enjoying the pool area.
- Management sends out reminders to the community from time to time via email, if your email is not on file and you would like to receive the reminders, please provide your email to Management.

APRIL 2023 EDITION

CALENDAR



1<sup>st</sup> – April Fool's Day

9<sup>th</sup> – Easter Sunday

12<sup>th</sup> – HOA Meeting

18<sup>th</sup> – Taxes Due

22<sup>nd</sup> – Earth Day



## IMPORTANT ASSOCIATION CONTACTS

For all life-threatening emergencies call 911 immediately.

### MANAGEMENT

Next Step Community Management  
3200 Guasti Road, Suite 100  
Ontario, CA 91761

[Creeksideinfo@nextstepcommunities.com](mailto:Creeksideinfo@nextstepcommunities.com)  
800-562-3885

Report all Common Area issue to Management ASAP either by calling, emailing or making a report through the Association application Appfolio.

### Police Non-Emergency

909-395-2001

### Radar Patrol

909-781-2100

Report any current safety issues to patrol by calling their number at any time. If there are employee issues with patrol, please contact Management.

### Fire Department Non-Emergency

909-983-5911

### Animal Control

909-623-9777

### Ontario Code Enforcement/Vehicle Violations

909-395-2278

### Abandoned Shopping Carts

800-252-4613

Report all graffiti on HOA property to Management with location and pictures if possible.

## MEMBERSHIP LIST

The Association is required to send out a membership list upon a valid request from a member. This list includes the member's name, address and contact information. You may opt out of your information being shared by sending your request in writing. Your request may be made via email or regular mail, but must be made in writing. To opt out, please email or mail Management at the contact information above.



## ASSOCIATION EDUCATION

### Association Living: Your Commitment as a Homeowner



Whether you're a new owner, or have lived in the Association 30 plus years, the Creekside East Association is glad you've found a home in our community. Common-interest communities like ours create some unique obligations to the community and to other residents within it.

The following are the obligations of the membership:

**Read and comply with the community's governing documents.** You should have received a package of documents well before you closed on your home. If you didn't, check the association's website or ask the manager for copies. Make sure you understand what's included in them, particularly the rules about pets, parking, your home's exterior maintenance, architectural guidelines and when you must pay association assessments.

**Provide current contact information to the management company.** Make sure they know how to reach you in case of an emergency. If you rent out your home, provide contact information for your tenants also for use in an emergency.

**Maintain your property according to established standards.** The community's appearance can add value to all the homes within it—including yours—so it's important to keep landscaping neatly groomed and your home's exterior well-maintained.

**Treat association leaders honestly and respectfully.** Board members are homeowners, just like you who have volunteered to give their time and energy freely to govern the community. While you should share your concerns about the community with them, do so in a way that is constructive, informative and helpful and realize the Board members are obligated to make decisions for the good of the community as a whole and must adhere to all requirements including the governing documents and laws.

**Attend board meetings.** General Session Board meetings are open to all who wish to sit in and keep up with issues under discussion. The association is a democracy, and each owner has the right to attend and observe the Board's discussions and decisions during General Session. General Session also has an open forum, at which time the membership may voice their comments or concerns. While the Board cannot make a decision at that time, the Board will notate the concerns and take necessary action.

**Vote.** The voting for the Board occurs on an annual basis. Each year, you receive an election package that contains a ballot and choices for volunteer Board members. The Association spends a great deal of time and money on the election process and many times there are not enough votes to ensure quorum. Without opening the ballots, the Association is not completing one of its annual requirements and the voices of those who did vote are not able to be heard.

**Pay association assessments and other obligations on time.** Your regular assessments pay for common-area maintenance, amenities and other shared expenses. If you don't pay on time, the burden for paying your portion of the association's bills, like water, electricity and trash removal, falls on your neighbors. If you are having difficulties paying your assessments, contact management to discuss alternative payment arrangements.

**Ensure that tenants, visiting relatives and friends adhere to all rules and regulations.** If you are leasing your home, as the owner, you are responsible for maintaining the home's condition and for the behavior of those who live in it. Make sure to screen tenants thoroughly, and familiarize them with the community's rules.

**Ask Management.** The Association has contracted with a managing agent that can answer many of your questions. If you have a question regarding your bill, issues with the Association, need clarification on something you heard, or would like to request to speak with the Board, contact Management and they will provide direction regarding your inquiries. Management has limited authority to manage the day-to-day business of the community. Management acts on the decisions by the Board made at the Board meeting and per the confines of the Managing Agreement.

## NEXT STEP COMMUNITY MANAGEMENT

The themed fencing is the fencing on the outside perimeter of the Association and the Loop that is painted grey and brown. The owners are responsible for repair/replacement and maintenance for the fencing and the Association is responsible for painting the Association facing side of the fence.

Management has been focusing on the themed fencing in the community and am very happy to report the majority of letters that were sent resulted in repairs throughout the community. As the fences are repaired/replaced, the handymen will come and paint them. Please note it may take some time due to weather, or wet wood, however if your fence has been repaired for a long period of time and has not been painted, please contact Management and we will send someone out to address.

Again, we appreciate all the work the membership has put in to help keep the Association looking great!



### KEY FOBs AND ID CARDS



The Creekside East Community requires key fobs and ID cards for entrance to the swimming pools.

As pool season is quickly approaching, if you are a new owner/tenant, lost your key fob or have the old card entry key, please contact management to find out how to get a new one.

Management is onsite on a quarterly basis, however, the first two attempts this year have been cancelled due to rain and will be rescheduled. The new date will be announced as soon as it is scheduled.

The fobs and cards are not new. If you have the black, kidney shaped fob and ID cards that are not laminated, you do not need new ones.

