



# CREEKSIDE CONNECTION



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

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

## APRIL 2023 BOARD MEETING

The Creekside Community Master Association Board meeting was held on April 12, 2023 at 6:00 PM at the Creekview Elementary School.

General Session began at 6:00 PM.

During homeowner forum, there was discussion regarding the election. The membership was advised Association's counsel was invited to attend the meeting, however, he was out of town and a town hall will be scheduled.

Board Actions: Pool monitoring was approved to begin Memorial Day and end Labor Day. The Board ratified the election meeting to be held on July 12 and for The HOA Election Guys to be the Inspector of Election, a report form was approved and will be distributed to the membership upon request, approval of sign placement for Colony HS was approved.

Executive Session was held immediately following the General Session and appropriate actions were taken.

The next regular Board meeting will be held on May 10, 2023 at the Creekview Elementary School at 6:00 PM.

## Local Theatre Production: Your support is welcome

The Colony High School Theatre Program is proud to announce they will be staging the classic Steven Sondheim musical, *Into the Woods*. This brilliant production combines many of the Grimms' fairytales (and others) as all of the characters live their stories, and cross paths in the same magical woods.

Jesse Cash, the Theatre Director is inviting all Creekside East residents to attend and support your local High School Theatre Program. Tickets can be purchased at the door and are \$10.00 per person. The show runs May 4 – May 13, 2023.

We look forward to providing your family with a fantastic night out!



Jesse Cash, Theatre Director

## REMINDERS: CREEKSIDE EAST STREETS

Did you know the City of Ontario provides an extremely user-friendly website to report City issues? Since the streets within the Master Association are public and fall under the jurisdiction of the City of Ontario, street or parking issues can quickly be reported to:  
<https://report.ontarioca.gov/>.

There are 5 simple questions, and you have the option to upload a picture for clarity. Please report parking, street repair, speeding, and other violations through this website. They address issues quickly.

MAY 2023 EDITION

CALENDAR



1<sup>st</sup> – May Day

5<sup>th</sup> – Cinco de Mayo

10<sup>th</sup> – Board Meeting

14<sup>th</sup> – Mother's Day

29<sup>th</sup> – Memorial Day

## Congratulations Class of 2023!!

### IMPORTANT ASSOCIATION CONTACTS

For all life-threatening emergencies call 911.

#### 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 issues 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.

# CREEKSIDE VILLAGE EAST COMMUNITY NEWS

## ASSOCIATION EDUCATION

Association Living: Three Realities Owners Can't Escape

All community associations have three things in common:

**Membership is mandatory.** Buying a home in a community association automatically makes you an association member—by law.

**Governing documents are binding.** Association governing documents can be compared to contracts. They specify the owners' obligations (following the rules, paying assessments) and the association's obligations (maintenance, preserving home values).

**Assessments are required.** You could lose your home if you fail to pay assessments. Associations have a legal obligation to place a lien on your property if you don't pay assessments.

But, take heart! Associations also have three realities they can't escape. Associations elect a Board that, have a duty to provide three broad categories of service to residents.

**Community services.** For example, these can include maintaining a community website, orienting new owners and/or organizing social activities.

**Governance services.** For example, holding regular board meetings, establishing and maintaining design review standards, enforcing rules and recruiting new volunteer leaders.

**Business services.** For example, competitively bidding maintenance work, investing reserve funds responsibly, developing long-range plans, contracting with vendors and collecting assessments.

By delivering these services fairly and effectively, community associations not only protect and enhance the value of individual homes, but they provide owners an opportunity to participate in decisions affecting their community and quality of life. And those are realities we can live with.

So you may be asking yourself, what gives the Association the right to tell me what to do? *In a nutshell: the association declaration and state law.*

Community associations have a governmental component. Like a city or county government, a community association has a *charter*—called the declaration. The declaration encompasses bylaws, covenants and other documents that give community associations their legal foundation. These documents collectively are called the governing documents.

The governing documents obligate the association to preserve and protect the assets of the community. Enabling the board to meet this obligation, association governing documents empower the board to make rules and define/refine the process for adopting and enforcing them—within limits. While the board is permitted to make rules, only the Association (membership) is able to change the governing documents through a vote.

Remember, however, the board cannot make or enforce any rule contrary to the governing documents, local ordinances, state law or federal regulations. Remember also the board makes rules on your behalf—to protect your investment, your home.

Common Misunderstood Term: **"The Association"** or **"The HOA"**

Management is often referred to as the Association or the HOA. For clarification, the Association/HOA is the membership or the owners. Management is simply referred to as Management.



As spring is quickly approaching, Management will be concentrating on paint violations in the Association.

Painting violations can include the stucco, any wood trim, garage doors, wrought iron screens, fencing along the home's perimeter (outside of themed fencing) and any other areas that are painted at the home.

If you receive a painting violation, please check each component of the home. If you have faded paint or chipping, you will need to repair and repaint. If there is staining on the home, you may be able to clean the area instead of painting.

### \*\*\*Important\*\*\*

Once the area has been addressed please contact Management and let us know so we can notate the account and clear the violation.

If you touch up the paint on your home in the same colors, you do not need to file an architectural application. If you are changing the color scheme of the home, you will find the approved paint colors on the Association's website at [www.creeksideeast.com](http://www.creeksideeast.com).

There are many colors and schemes to choose from. You may also mix the colors as long as you choose a color that is specific to that component. For example, a stucco color goes on stucco and a trim color goes on trim.

The color schemes were prepared by Dunn Edwards, and they offer members of the Association a discount as well.



At the April 2023 meeting, the Board approved a report form to streamline issues regarding the Association.

To report any Association issues, please go to the website at [www.creeksideeast.com](http://www.creeksideeast.com), fill out the form and return it to [creeksideinfo@nextstepcommunities.com](mailto:creeksideinfo@nextstepcommunities.com).

Management will address most items unless the issue requires a Board decision.