



CREEKSIDE CONNECTION

Website: www.Creeksideeast.com

Email: creeksideinfo@nextstepcommunities.com

AUGUST 2023 BOARD MEETING HIGHLIGHTS

The Creekside Community Master Association Board meeting was held on August 9, 2023, at 6:00 PM at the Creekview Elementary School.

The Board further reviewed the architectural applications that have been submitted for approval and have approved eight (8) Architectural Applications. Homeowner Forum was held.

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

The next Board meeting will be held on September 13, 2023, at Creekview Elementary School at 6:00 PM.

EVERY VOTE COUNTS

On August 9, 2023, the second attempt for the election of the Board of Directors was held. We received 250 ballots out of the required reduced number of 347 ballots. At this time, quorum has not been met. A third attempt has been scheduled for a reconvened meeting for September 7 at 5:30 PM via zoom. Please visit the link below to access the upcoming zoom meeting or for any updates on this election.

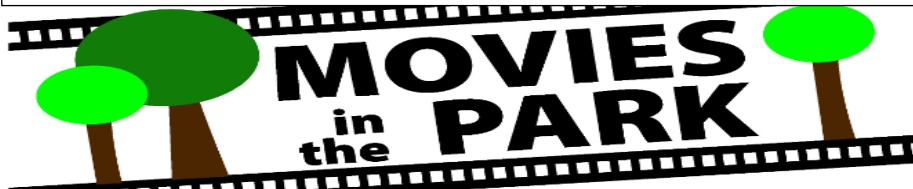
<https://www.thehoaelectionguys.com/creekside>.

If you need a replacement ballot, please submit your request at your earliest opportunity to: www.thehoaelectionguys.com/ballotrequest.



Upcoming Community Event

Please be on the lookout for more information to come such as the date and the movie that will be showing. Information will be further posted on creeksideeast.com and AppFolio.



Pool Rule Friendly Reminder

As a friendly reminder, each resident/family is entitled to no more than four (4) guests in the pool/spa/ tennis courts facilities. Guests must be always accompanied by an adult resident/homeowner while using the pool/spa/tennis courts facilities. All minors under the age of 16 MUST be accompanied by a responsible ADULT (18 years or older). If there is a homeowner non-complaint with the associations pool rules, please contact patrol so they may further assist.

September 2023 Edition



CALENDAR

13th – Board Meeting

IMPORTANT ASSOCIATION CONTACTS

For life-threatening emergencies call 911.

MANAGEMENT

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

Creeksideinfo@nextstepcommunities.com

800-562-3885

Report all Association issues by filling out the report form on the Website.

For issues requiring immediate attention, call 800-562-3885 24 hours a day.

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

<https://report.ontarioca.gov/>.

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: Who is a Member of the Association?

MEMBER

Any person that is listed on the grant deed of the home within the Association is a member of the Association. If a grant deed is held in trust, the trustee is the de facto member. Information specific to an account can only be shared with the member. Every so often, Management will receive a call from a family member requesting information regarding an account. Due to privacy issues, Management is not able to share information with anyone who is not on the account (listed on the grant deed). The only way to change this is to add the person on the grant deed and forward a copy of the new grant deed to Management.

In certain circumstances and on a case-by-case basis, you may send a copy of a Power of Attorney and/or Conservatorship papers and Management can add a contact for the home to whom information can be shared.

Below are some of the rights and duties a member holds.

Rights:

- To vote in elections of Directors and any other issue requiring a vote of the membership
- To attend the Open Meetings and address the Board in Open Forum
- To serve on the Board
- To proper due process for violations of the Governing Documents
- To enjoy the common areas

Duties

- To maintain their property in accordance with the Governing Documents
- To pay the required Association assessment
- To ensure they, guests and tenants follow the rules as set forth for the Association

RESIDENT

Any person that resides in a home within the Association is a resident of the Association. A resident is not necessarily a member and can be a tenant, spouse, friend and/or other acquaintance of the member that lives in the home.

A resident does not share the same rights and/or duties of a member. However, if a home is occupied by a resident that is a non-member, the member relinquishes his/her rights to the common areas and this right is transferred to the resident. For example, when a home is rented, the right to enjoy the pool transfers from the member to the tenant (resident) and the non-resident member does not have the right to enjoy the facilities.

Most importantly, the duty to maintain a home cannot be transferred to a non-member resident. If a member rents the home and the tenant does not maintain the home, the member remains responsible for the maintenance and compliance with the home. It is highly recommended that a clause advising the tenant that if any violations are assessed to the home happen due to the tenant's negligence that the lease may be forfeited. Please work with a rental property manager and/or an expert in rentals to ensure your most important asset is protected from damage and unnecessary fines for non-compliance.

Themed Fencing

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 is 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. We appreciate all the work the membership has put in to help keep the Association looking great!



NEXT STEP COMMUNITY MANAGEMENT

Violation Process

Creekside Village East was established in 1984 as a planned community with guiding rules and regulations to maintain the appearance of the community. Upon purchasing your property, a copy of the CC&Rs should have been provided to you. In an effort to promote compliance of the CC&Rs, the Creekside East Board of Directors approved a revision to the violation process during the December 2014 HOA board meeting.

Violations can include but are not limited to; changes to the resident's architectural structure (done without approval, incomplete project, & substandard work), property maintenance, nuisance issues, unsightly items such as refuse containers/trash cans being left out, temporary structures, parking such as inoperable vehicles located on the property lot, and structural maintenance of the property within Creekside Village East. Violation letters are sent out once a month.

If you have received a violation letter, please note that you are given time to contest the violation, progress on the violation, or resolve the violation. If fines assess for property violations that are resolved in a timely manner, they may be waived with approval from the Board of Directors through a written correspondence via email or USPS. Although, management will enforce the rules and regulations of the association, it is the homeowner's responsibility to maintain them. Creekside Village East needs the support of homeowners to make sure properties are well maintained, structurally sound and aesthetically pleasing.

If you do not have a copy of the CC&Rs or the violation process of the association, please visit www.creeksideeast.com as they are available for your reference online.