

Centerstone Westbridge Newsletter- JUNE 2021

SUMMER PICNIC FOR CENTERSTONE WESTBRIDGE FAMILIES — July 17, 2021 from 11:30 am - 2:00 pm at the Milton side of the Common Park. Hamburgers, Hot Dogs and non-alcoholic beverages will be provided. Feel free to bring a dish to share; e.g. , Egg Rolls, Fruit Salad, Cakes, Cookies, Noodles or Vegetable Tray. Meet the Board members, Say Hello to the neighbors and enjoy some good food!

TRASH CONTAINERS — Please do **NOT** block the parking spaces with trash containers and only place the containers out 24 hours before Monday's schedule pickup. The Board has received complaints that neighbors are blocking parking spaces with their trash containers as well as placing them outside 2-3 days in advance.

NOISE — The Board has received several complaints about early morning (6 am-8 am) lawn maintenance and car washing with noisy machinery. Please be respectful to your neighbors and plan your **Lawn Maintenance and Car Washing to begin after 8 am**. It is also important to keep the loud music and talking loudly into the later hours of the evening to a minimum. The loud noise you are creating is disturbing your neighbors.

ANIMAL WASTE BAGS—Animal waste bags have been placed in the Common Park area as a courtesy for pet owners to use when needed. Please use sparingly and always pick up after your pet.

PACKAGE/MAIL/CAR/CATALYTIC CONVERTER THEFT - If you are one of the several homes that has experienced a theft, please contact the city of Westminster Police at 714-898-3315 or 911 and ask for an official report number. Take pictures and videos of the damage so the police have proof of the crime. Below are ideas to use at your own discretion:

- 1) Double check that your cars are locked each night before going to bed.
- 2) Pick up your mail daily.
- 3) Do not place mail in your mail box for pick-up the night before.
- 4) Create an account with the US Post Office at www.usps.com for Informed Mail Delivery.
- 5) Start a Neighborhood Watch program.
- 6) Install front door and above garage cameras (Note: Installation of cameras must first have Architectural Committee approval) .
- 7) Close all garage doors when not working in the garage.
- 8) Go paperless for credit card and bank statements.
- 9) Install an in-home alarm system.
- 10) Sign up with your local Post Office and UPS for package delivery notifications.
- 11) Set your car to auto lock in case you forget to lock it.
- 12) Anything a thief can see, they can steal. Any items in your car of value should be hidden.
- 13) Do NOT leave your vehicle title in the car.

Please note that cameras are only a deterrent. Each homeowner is responsible for securing their own home, vehicles and personal property. Should vandalism, burglary, theft or any harm occur to you or your property, immediately call the police. If you suspect any intruders in your home or car do **NOT** play hero, nothing is worth dying for. DIAL 911. There are many deterrents for burglars such as investing in an alarm system, cameras, dog, etc. Please be a good neighbor and report any suspicious activity to the police. PLEASE REFER TO THE CENTERSTONE WESTBRIDGE ARC APPLICATION AND VIDEO SURVEILLANCE POLICY at www.actionlife.com.

TREES OVERHANGING NEIGHBOR'S PROPERTY OR SIDEWALK - Please trim the limbs and branches that are overhanging your property or hitting the side of any neighboring homes. Also, please clean up any fallen fruit from your fruit trees that may be staining the sidewalk or a neighbor's property. This fruit left on the ground can also attract rats and other unwanted animals in the area.

SHORT TERM RENTALS - As a reminder, short term rentals (e.g. Airbnb, Vrbo) are prohibited in the City of Westminster and they are not included in the zoning code's list of permitted uses. Additionally, the HOA Board, effective December of 2019, adopted the policy to **NOT** allow short term rentals. Should you have any questions, please reach out to the Action Property Management and/or attend the quarterly HOA Board meetings.

SAFE DRIVING - Several incidents have been reported of near collisions between cars and people. Please obey posted traffic signs and come to a complete stop at all STOP signs. People are also speeding over the speed bumps and should slow down. For additional safety, the Board has installed a convex mirror on Milton Avenue across from the exit gate. **Please use the new mirror to alert you to any oncoming traffic on Milton Avenue.**

STREET PARKING - Please note temporary street parking is available for residents and their guests. As such please cooperate with each other and share the parking spaces.

RING DOORBELL 2 OR FLOOD LIGHT CAM - Solicitors and suspicious activity in our neighborhood continues to concern many neighbors. This situation has prompted many residents to install cameras inside and outside of their home. Several neighbors have installed RING DOORBELL 2 or FLOOD LIGHT CAM, which gives you direct visibility to your front door/garage/backyard as well as 2-way audio communication with siren. If you would like more information, please contact: www.ring.com. **Note: Centerstone Westbridge Board members are NOT endorsing any product or company. The HOA board is only stating facts that several homes have utilized the RING camera and Alarm system noting excellent results.**

PET OWNERS - Thank you to all the pet owners who are leashing their pets. Orange County's animal law states, *"A person having custody of any animal shall not permit, either willfully or through failure to exercise due care or control, any such animal to defecate upon any public area, private property, county park or beach. The person having custody of any animal shall immediately remove any feces deposited by such animal"*. **Pet owners, please leash your pet (s), as per California Law.** Centerstone Westbridge HOA can issue warning letters and impose a fine on the owner of the pet up to \$50.00 for failure to comply.

BUILDING A BETTER COMMUNITY - If you want to volunteer your time to be part of the Centerstone Westbridge community please reach out to us at 714-586-7828. We are always looking for volunteers to help neighbors. This is an opportunity to give back to our community while building long lasting relationships with neighbors.

SHED - As previously discussed during several board meetings and mentioned in past newsletters, the shed contains: Signs, Safety Cones, Boxes of Christmas gate Lights, 4 (Red Paint cans), 2 Primer paint can, 3 Gate oil Sprays, Weed killer, 1 rake, 2 shovels, 1 cement bag, Left over wood from posts, Tree Cutter, Chain saw, 4 Mail Boxes, Hose bibs, 1 box of Picnic Items, 1 box of small miscellaneous digging tools and wiring. All of which has been utilized to take care of our community.

GATE ACCESS CONTROLLER & PEDESTRIAN GATE KEY - If you are a homeowner who requires a gate access controller or pedestrian gate key, please contact Action Property Management (949-450-0202). Keys (\$30) and remotes (\$35) are available for purchase.

PROPERTY PAINT SCHEMES & ARCHTECTURAL CHANGES - Please be sure to follow the architectural guidelines regarding the painting of your home or any related architectural changes that require approval. Approval forms can be acquired on the web-site and/or through Action Property Management at www.actionlife.com. Once you log in, go to DOCUMENTS where you can find architectural forms and color schemes.

BULLETIN BOARD - In addition to the Resident Portal, please use the association Bulletin Boards installed at the Milton and Hefley entrance gates and in the park. These boards are now another official means of communication to the residents of Centerstone Westbridge. The information will be updated on a regular basis by the Board. Please do NOT block gate traffic to read it, but rather take a picture of the information posted to read at your leisure.

HEFLEY SIDE ACCESS TO COMMUNITY - Please do **NOT** use the Hefley Street gate to cut across to the Milton Avenue entrance. Cars crossing the community create increased traffic resulting in potential safety issues for the people residing on the Hefley side of the community.



Centerstone Westbridge HOA Board of Directors
Pankaj - Charles - Melinda

