



HOMEOWNERS ASSOCIATION

Country View Estates HOA Newsletter

June 2016

## WHAT'S NEW

### Message from the President,

First, I'd like to thank our previous President, Ron Bilotti for his dedication and hard work during his time on the Board. His abilities and expertise will be missed. Ron's resignation has created an opening on the board, so if anyone is interested please feel free to contact any Board member or Allure Management for further information on how you too can contribute to your neighborhood.

One of our goals is to be more proactive regarding communications within our neighborhood. One way to accomplish this is with a Newsletter. Additionally, I would encourage our Country View Estates homeowners to attend and participate in the bi-monthly Board meetings. It's a great forum to make your voice heard and to work together to improve our neighborhood.

As a Board member of the Country View Estates HOA, I am representing you. It is a valuable and rewarding experience to have the opportunity to serve you. I would like to create a strong sense of community relations and protect the value of our homes along with improving the common areas. The Board is here to serve your best interests and I will dedicate my time and energy to enhance this beautiful neighborhood to the best of my ability.

**Joe Shuler**  
HOA President  
Country View Estates

Visit us online at: [www.countryviewestates.net](http://www.countryviewestates.net)

The website is a great resource for you! You can access: Governing Documents (CC&Rs, Bylaws, Rules & Regulations, etc.) Community Documents (architectural applications, meeting agendas, electronic payments...& more!

To access the password protected part of the site, please select "Document Request", then "HOA Documents".

You may use the password: a223

**Please do not provide this password to tenants.**

### Country View Estates Homeowners Association

Board of Directors:

**President**, Joe Shuler,  
**Vice President**, Wanda Lundy  
**Treasurer**, Dave Olson  
**Secretary**, Stacy Littrell  
**Architectural Chair**, Joe Shuler  
**Landscaping Chair**, Dave Olson  
**Neighborhood  
Watch Chair**, Wanda Lundy

### Suggestion Box

Do you have a suggestion for the Board or management?

Is there something that you are concerned with? Let's chat!

Email Allure Total Management or attend a Board meeting to voice your opinion!

Questions? Comments?

Allure Total Management  
1611 S. Rancho Santa Fe Rd., Ste. A  
San Marcos, CA 92078  
(760) 804-8290  
[allure@alluretm.com](mailto:allure@alluretm.com)



**Neighborhood Watch Corner:**

Recently there have been several (within a 2-3 mile radius of CVE) reported Vehicle Break-Ins/Thefts and Residential Burglaries reported to Escondido Police. As a friendly reminder please keep your home secure and park vehicles in your garage as appropriate.

Do not park on the North Side of streets. This request is critical to our safety and is stated in the CVE CC&R's. Vehicles should be secured in garages, drive ways, or parked in front of your home. We need to keep our streets open on the North Side so Emergency vehicles may respond as needed and also on garbage collection days so the large truck may traverse our streets without hindrance. Owners are responsible to seeing that this applies to their guests as well

Please be mindful of the appropriate Speed limit (25 miles per hour or less as deemed by obstructions) within CVE and slow down your vehicles. We want to avoid any potential accidents and with your assistance we should be able to maintain a safe environment for all. Thank you for being mindful of the pets, children, and pedestrians within the community's streets!

Emergencies call: 911

Non-Emergency calls: First, 760.839.4722

and as appropriate Second, to Allure , 760.804.8290

Includes: suspicious persons or vehicles, disturbances, non-injury accidents, etc.

Additional information is available at: [www.police.escondido.org](http://www.police.escondido.org)

**Animal Control**  
(760) 888-BARK (2275)  
[www.escondidohumanesociety.org](http://www.escondidohumanesociety.org)



**Summertime is just around the corner!**

With summer approaching most of us spend more time outside. Particularly in the evening hours be aware sounds travel more easily at night. Country View Estates has CC&Rs which require noise be kept to a level which allows your neighbors the right to quiet and peaceful enjoyment of their homes.

**Financial Update as of 04-30-16**

**Current Operating Funds: \$25,344.86**

**Current Reserve Funds:\$47,699.63**

**A reserve study is in the works! Your Board of Directors is hard at work planning for next year's budget. Budgets will be distributed upon approval, no later than 06/30/16.**

Please remember to keep your garage doors closed! Pursuant with section 10.05 of the CC&Rs, garage doors shall remain closed except for reasonable periods while the garages are being used. Keeping your garage doors open is an invitation to swarming termites, snakes, skunks, rats, field mice, raccoons, and most alarmingly: burglary and home invasion. Be a good neighbor and let your neighbors know if their garage door is left open. They may have forgotten to close it when they returned home!

Please remember...

Dogs are to be on leash at all times when walking the neighborhood or out of our homes and in the CVE neighborhood. Please report any off leash dogs directly to Animal Control and/or Allure. Also, we have seen an increase in dog excrement, "Poop", left behind from individuals out walking their dogs. This is unacceptable and if you see any incidents where one of our neighbors is not picking up the "Poop" please report to Allure. We have wild animals in the CVE neighborhood which includes skunks, coyotes, etc. Please be mindful and do not leave food out for wild animals. We do not want to encourage their presence. Owners of cats that roam the neighborhood should be mindful of their safety and manage appropriately.

**Landlords: Please remember that you are responsible for the actions of your tenants and their guests. Please be sure that your tenants are aware of and compliant with the governing documents of the association. Your assistance with this is both expected and appreciated.**