



The Cape At Calavera Hills HOA

January 2019 Newsletter

www.thecapeatcalaverahills.org

BOARD OF DIRECTORS

Eva Brown—President
Meg Kleeb—Vice President
Teresa White—Secretary
Maureen Lehan—Treasurer
Sandy Stamper—Director

HAPPY NEW YEAR TO ALL!

We hope you had a wonderful holiday season with your family! Thank you to all homeowners who decorated for the holiday season—the community looked great!

As we start the new year, we would like to provide a recap of the projects completed in 2018 and review the upcoming projects for 2019.

2018 Completed Community Projects

- community-wide paving project
- resurfaced the pool/spa deck
- replaced 30-year old back flows and installed new pressure regulators for the irrigation system
- completed landscape renovation plan design
- second phase – front door refinishing
- termite repairs at the pool house
- implemented tree replacement plan (21 trees replaced)
- annual fire abatement
- full reserve study

2019 Upcoming Community Projects

As we begin 2019, the following community projects will be worked on throughout the year:

- first phase of the landscape renovation project (front entry ways into the community—Middleton/Glasgow and Woodstock/Glasgow)
- GAF warranty work (roofs)
- fence re-sealing and repairs
- third phase – front door refinishing
- annual fire abatement

If you have any questions regarding the projects, please contact Christina Mercer or attend an upcoming board meeting.

The Cape Board of Directors

HOA 101

Homeowners often ask, “*what does my assessment cover?*” Monthly assessments cover operating costs and capital expenditures such as:

- landscaping maintenance
- waste management
- insurance (HOA common areas only)
- utilities (water, electric, and gas for HOA common areas only)
- professional management fees
- reserve contribution for future capital expenditure replacements

For a complete list of expenses for 2019, please see the 2019 budget mailed out in November or contact Christina Mercer for a copy.

“Dare to live the life you have dreamed for yourself. Go forward and make your dreams come true.”

~Ralph Waldo Emerson

BOARD/HOA MEETING DATES

Thursday, January 10, 2019

Calavera Hills Community Center

6:30 p.m. Open Forum

6:45 p.m. Meeting Begins

2019 BOARD MEETING DATES

- | | |
|---------------|----------------|
| ❖ February 14 | ❖ August 8 |
| ❖ March 14 | ❖ September 12 |
| ❖ April 11 | ❖ October 10 |
| ❖ May 9 | ❖ November 14 |
| ❖ June 13 | ❖ December 12 |
| ❖ July 11 | |

FREE THINGS TO DO

Free with your Carlsbad library card... Now streaming, thousands of free movies and music with your library card. Visit: <http://www.carlsbadca.gov/services/depts/library/services/eresources.asp> and go to Streaming. Select **Alexander Street** for music or **Kanopy** for movies.

Carlsbad City Library

Ruby G. Schulman Auditorium

1775 Dove Lane
Carlsbad, CA 92011
760.602.2049

Movies

Wednesdays at 6 p.m.*

- *Movie list for January 2019 not available at the time of print. For more information, visit: carlsbadca.gov/cinemaclub*



**Join us for previews and additional information about the film at 5:30 p.m.*

Foreign Film Fridays – 4 p.m. & 7 p.m.

- **Jan. 4-*Barbara***

(Germany, Drama, PG-13, 2012) 105 min.

In 1980s East Germany, Barbara is a Berlin doctor banished to a country medical clinic for applying for an exit visa.

- **Jan. 18-*The Insult***

(Lebanon, Courtroom Drama, R, 2017) 112 min.
In today's Beirut, an insult blown out of proportion finds a Lebanese Christian and a Palestinian refugee in court.



Front Row Fridays

- **Fri., Jan. 11—7 p.m.**

San Diego Opera: Opera Exposed!

Opera Exposed! is a community engagement concert series featuring members of San Diego Opera's Young Artist Training Program, with Indonesian pianist and coach Ines Irawati as Music and Artistic Director. These exceptional young artists bring engaging and exciting performances of dramatically charged excerpts from operatic repertoire throughout the Greater San Diego Area.

Mindfulness

- **Sat., Jan. 12—9-10:30 a.m.**

Mindful Stress Navigation: Parenting

Learn how being fully present for both the joys and challenges of parenting can improve your health and relationship with your children.

Sat., Jan. 26, 1-5 p.m.— ***Books & Bingo*** Carlsbad City Library is partnering with *Adventures by the Book* to host 13 authors including keynote and opening speakers, New York Times bestselling authors Laura Kamoie and Melanie Benjamin. Admission is free, and seating is first come, first served. Ruby G. Schulman Auditorium, located at 1775 Dove Lane. For more information, contact: Community Relations Manager Jessica Padilla Bowen, 760-602-2024 or jessica.padillabowen@carlsbadca.gov.

IMPORTANT NUMBERS

POWERSTONE PROPERTY MANAGEMENT

701 Palomar Airport Road, Suite 300
Carlsbad, CA 92011

Phone: 949.535.4529

FAX: 949.716.3999

Christina Mercer, CCAM

Director of Community Management

Phone: 949.535.4529

cmercer@powerstonepm.com

Maintenance Items

Jensen Simon, Association Manager

Phone: 949.535.4509

jsimon@powerstonepm.com

Billing Inquiries

Please email billing@powerstonepm.com

Powerstone Corporate Mainline

Phone: 949.716.3998 Fax: 949.716.3999

AFTER HOURS EMERGENCY

1.800.234.3936

ADDITIONAL NUMBERS

- **North Coast Patrol** 760.940.2776
- **Carlsbad Police Department (non-emergency)** 760.931.2197
- **Animal Control (24-Hour Emergency)** 619.767.2675
619.236.2341
- **Vector Control** 858.694.2888