

THE REDWOODS HOA ANNUAL POLICY STATEMENT

Official Association Communications

The person designated to receive official communications to the Association is:

Sarah Hawkins
c/o Team Property Management
1588 N. Batavia, Suite 2
Orange, CA. 92867
Fax: 714 639-8585
sarah@thehoateam.com

Secondary Address. California Civil Code gives members the right to submit a request for notices to be sent to a secondary address. Send such request by certified mail to the official Association Communications contact above, Attn: Secondary Address Request.

General Notices. General notices for the Association are posted at the community pool.

Board Meeting Minutes. In accordance with the California Civil Code 4950(b), Board meeting minutes re available as follows. The minutes proposed for adoption that are marked to indicate draft status, or a summary of the minutes, of any meeting of the Board of Directors of an Association, other than an executive session, shall be available to members within 30 days of the meeting. The minutes, proposed minutes, or summary minutes shall be distributed to any member of the Association upon request and upon reimbursement of the Association's costs for making that distribution. Minutes of your Association's Board meetings may be obtained from the Official Association Communications contact above.

Assessment Collection Policy. The Delinquent Assessment Collections Policy, which includes the Association's policies and practices in enforcing lien rights or other legal remedies for the default in the payment of assessments, is enclosed. Please refer to the Association's CC&R's for additional collection information.

Internal Dispute Resolution and Alternative Dispute Resolution. The California legislature has adopted guidelines for resolution of disputes between Associations and members and between members, prior to taking disputes to court. The procedures adopted by the Association are enclosed.

Requirements for Architectural Approval. The requirements for Association approval of physical changes to a unit are posted on the website.

Litigation To the best of our knowledge, the Association is not presently involved in any litigation

Mailing Address for Overnight Payment of Assessments.

The mailing address for overnight payment of assessments is (make check payable to your Association).

Team Property Management
1588 N. Batavia, Suite 2
Orange, CA. 92867

As a reminder, you may also pay your assessments by personal delivery to Team Property Management, by mail, by Auto debit from your bank account, or at www.theteampropertymanagement.com

Member List "Opt Out". California Civil Code gives members the right to inspect and copy the Association's membership list, including members' names, property addresses, and mailing addresses. Owners have the right to opt out of the sharing of their name and address by notifying the Association in writing that they prefer to be contacted by an alternative means.

Safety Issues. IF THERE IS A REAL PERSONAL OR PROPERTY EMERGENCY, CALL 911 IMMEDIATELY. Residents are reminded to check their smoke detectors and replace the batteries, if any, on at least a semi-annual basis, and to purchase and keep fire extinguishers readily available. The National fire Protection Association recommends that battery operated smoke detectors be replaced every ten years. Residents should purchase and install carbon monoxide detectors especially if there are gas fireplaces, gas heaters, gas water heaters or gas appliances in the unit or the unit has an adjacent garage.

Security Disclaimer. Members should notify the Association of any dangerous or insecure areas. Residents are reminded that they are responsible for the safety and security of their property and their persons and should not rely on the Association. It is hoped that the systems to limit access to the property provide some deterrence to crime. However, no matter what steps are taken, the property can never be completely safe and secure. For example, it is possible for someone to enter the property under false pretenses to commit crimes, for residents to commit crimes against their own neighbors, for guests of residents to commit crimes, and for employees to commit crimes. As a result, the property is not and can never be free of crime and we cannot guarantee your safety or security. Accordingly, you should NOT rely on the Association to protect you from loss or harm. Instead, you should provide for your own security by taking common sense precautions such as carrying insurance against loss, keeping your doors locked, keeping your personal property secure, refusing to open your door to strangers, asking workers for identification, avoiding dangerous situations, installing a security system or alarm, locking your vehicle, making sure pedestrian gates lock behind you, etc.