

**TRABUCO HIGHLANDS**  
**COMMUNITY NEWS**  
**FEBRUARY - MARCH 2022**



**BOARD MEETING HIGHLIGHTS**

Actions taken at recent Board meetings involved approval of the Association financial reports, minutes, budget evaluation, 2020-21 Audit review, landscape proposals review, landscape maintenance reports and fuel modification clearing status review, legal matters, compliance and delinquency reviews. Thank you!

**POOL DECK RENOVATION PROJECT - Status Report**

The pool renovation project continues! Work was held up for a few weeks in December due to product availability issues as well as the recent rains, but work has now resumed. At this time, the estimated completion for the entire project is still slated for the end of March 2022. Please proceed with caution if walking around the pool/park area, as the large equipment and materials are staged in the parking lot. Adults must accompany children while in the park area. The Association is not allowing use of the park and sports field for large functions or sporting events at this time, due to potential liabilities associated with this renovation work as well as COVID-related matters. Thank you for your patience and assistance!

**ANNUAL MEETING**

The Association's Annual meeting quorum was still short by a handful of ballots, after three attempts to hold the meeting. No write-in candidates are allowed during the balloting process, therefore the three candidates were re-appointed to the Board by a Board decision. Robert Reese, Rich Krieg and Lana Steiner were welcomed back to the Board. Thank you to all members who completed their ballots and mailed them in, it is an important task in order to keep the Association's business operations running smoothly and timely. Thank you!

**HOUSING ISSUES IN CALIFORNIA**

***For Your Information***

*Community Associations of Rancho (CAR) members have been diligently monitoring and working in opposition of the state's actions upon recently passing of two housing bills that take developmental control out of local authorities hands. CAR provides this article for your information and encourage interested members to get involved!*

Housing has been one of the hottest and most controversial topics in the State Capitol the past several years, and in 2021 the legislature passed a pair of the most drastic policies our state has ever seen.

These new laws, SB 9 and SB 10, allow developers to build multi-story, multi-unit buildings right next door to single-family homes – without any input from neighbors or local city councils. Developers will have free reign over longstanding neighborhoods, and not be required to contribute one new cent to roads, transit, schools, parks, police and fire protection, new water sources or any other service.

A new statewide initiative, "Our Neighborhood Voices" is working to present voters with an alternative. The initiative will restore a balance of power between our state and local government by putting communities back in charge of local land use decisions, encouraging our state legislators to remain focused on matters that are truly of statewide concern, like working with local communities to implement real solutions to California's affordable housing crisis.

You can get more information, donate or volunteer to help gather signatures for this measure at [www.OurNeighborhoodVoices.com](http://www.OurNeighborhoodVoices.com). The initiative has until late April 2022 to submit signatures for the November 2022 ballot. Thank you!

## COMMUNITY REMINDERS...

**Street Parking, Basketball Hoops/Safety:** With many more homeowners working from home, there are many vehicles parked on streets throughout the community. As a reminder, please park your vehicles in your garage and on your driveway, before parking in the street. Garages must be utilized for parking over storage or other uses. Also, basketball hoops should be removed from the streets and placed on your own lot, and taken down and stored away when not used routinely. Please assist by keeping the streets free for safe driving and fewer obstructions. Thank you!

**Pet Clean Up & Leash Law Reminders:** Please obey the leash laws and keep your dog on a leash while walking throughout the community, as well as in the park area. Please also make sure to pick up after your pet as a courtesy to others! Thank you!

**Mission Viejo Animal Services:** The City of Rancho Santa Margarita is contracted with the Mission Viejo Animal Services to provide animal-related services. MV Animal Services provides high-quality animal care and sheltering services. The MV Animal Service Center is a pro-humane facility where animals are cared for until they can be reunited with their owner or until they can be placed in a new, permanent home! Please visit their website at [www.cmvas.org](http://www.cmvas.org) or contact via phone at (949)470-3045 for a list of all services provided. Thank you!

**Slope Drainage Run-off Disclosure:** Homeowners living adjacent to the slopes, please check your personal exterior drains to ensure proper flow is allowed. Please remember that the run-off from the slopes shall be accepted as part of the personal maintenance to your lot. Thank you!

## THCA WEBSITE FOR ASSOCIATION INFORMATION & FORMS

Please visit the Association's website at [www.trabucohighlands.org](http://www.trabucohighlands.org) to view and print association architectural applications, to view the latest budget and assessment information, the community policies, governing documents and other Association information. Please use your password you created when registering for your Homeowner Portal on [www.KPPMconnection.com](http://www.KPPMconnection.com). Thank you!

### Your Board of Directors

**Mike Safranski, President**

**Robert Reese, Vice President**

**Lana Steiner, Secretary**

**Rich Krieg, Treasurer**

**Jack Songer, Member at Large**

*Thank you to all Board Members who volunteer their time and efforts on behalf of Trabuco Highlands!*

## MANAGEMENT REMINDERS

**Board Meetings & Posting Location:** The next Board of Directors meetings will be held on Thursday, February 10th and March 10th at 6:00 P.M. via Zoom. Meetings are still be held via Zoom, until further notice. Homeowner Forum is at 6:00 P.M. Log in or call-in information is noted on every agenda. The meeting agenda and important Association notices are posted on the bulletin board located in the pool parking lot. Thank you!

**Management Contacts: For Landscape, Maintenance, Architectural and Pool Key needs, please contact:**

Morgan Sandberg, [msandberg@keystonepacific.com](mailto:msandberg@keystonepacific.com)

**For Account and Payment needs:** Accounting Department, [CustomerCare@keystonepacific.com](mailto:CustomerCare@keystonepacific.com)

**For All Other needs:** Diane Mellring, CMCA, Community Manager, [Dmellring@keystonepacific.com](mailto:Dmellring@keystonepacific.com)

**Management Emergency Service & Holiday Closure:** Keystone will be closed on Monday, February 21st, in observance of President's Day. Keystone provides a 24/7 emergency service FOR PROPERTY THREATENING EMERGENCIES by calling [949-833-2600](tel:949-833-2600) and following the emergency instructions. Thank you!

*Trabuco Highlands Community Association*

*c/o Keystone*

*30211 Avenida De Las Banderas, Suite 120, Rancho Santa Margarita, CA 92688*

*(949) 833-2600 \*\*\* Fax: (949) 377-3309 \*\*\**

*[www.trabucohighlands.org](http://www.trabucohighlands.org)*

