

VANTAGE TOWNHOMES

Community Newsletter

January 2013



*Wishing you and your
loved ones all the best in
the coming year!*

Let's begin with wishing everyone at Vantage a Happy New Year! We've had many new owners and residents move in this past year and we welcome them all to our community. Last year was a challenging year for many of our residents and we hope for a healthy and prosperous new year for all. Thanks to all who strung lights and put up decorations to help spread the holiday cheer throughout the community this holiday season.

The following are the major accomplishments of 2012:

Asphalt Slurry Seal completed on our streets as we tied in with Pinnacle Apartments street sealing.

Shutter Painting throughout all of our buildings. It really made a big difference!

The Board handled many water leaks, lighting and other common area repair issues throughout the year.

The Annual Community BBQ took place as usual on the third Saturday in September and fun was had by all who attended. It was a good time to meet new neighbors and celebrate life at Vantage with good company and good food!

VANTAGE

2012 Accomplishments Continued....

Our first Neighborhood Garage Sale was held in December with good sales and participation by the community. Bargains were found for many!

Our Website is now up and running with new content being added daily. Check back often for new information and community updates. A copy of the CC&R's and the Community Rules and Regulations can be found on the Website for new owners and renters. Check it out!

Most importantly, our monthly HOA assessment will remain at \$293.26 as the Board has worked hard in 2012 to secure cost effective, quality services that keep within the budget. This year will be another year full of projects and the Board will continue to examine bids for the expenses and repairs and work within our budget to make necessary improvements.



*Thank you for your support of the
Board Members and the
Community!*



MOVING AHEAD TO 2013

Vantage continues to be a beautiful, desirable and peaceful place to live. Let's continue to enjoy our beautiful community and be responsible neighbors with a few reminders:

- Abide by the community parking rules and regulations by parking in your garage and driveway before using the guest parking on the street.
- Keep the motor courts clear of trashcans and vehicles.
- Store trashcans in garages.
- Owners who rent their homes need to inform tenants of the community rules.
- Clean up after your pets and remember to always leash your pets. It's the law!
- Keep the pedestrian gate at the Columbine Street exit locked at all times.
- Keep car radios, home stereos and other loud noises to a minimum.

*We depend on each other to
maintain our community to be
a great place to live.*



ASSOCIATION BOARD MEETINGS..

Members are always welcome to attend and participate!!! The Board of Directors Meetings are generally held on the 2nd Wednesday of every month at Pinnacle at Mac Arthur Place Apartments Clubhouse located across from the pool area. An Executive Session (*closed meeting*) is held from 6:00 pm to 6:30 pm. Homeowners are encouraged to attend the General Session at 6:30 pm to address the Board. If you voice your opinion and share your ideas, you can help make Vantage a better place to live. The upcoming meetings are scheduled as follows:

January 9, 2013 – Board Meeting
February 13, 2013 – Board Meeting
March 13, 2013 – Board Meeting

YOUR BOARD MEMBERS.....

The Vantage Town Homes Association Board of Directors is comprised of five members who work as a team in addition to serving in various designated capacities.

President – Justin Myers

Vice President – Mike Teague
Teague@BIZM3.com

Secretary – Rula Saba

Treasurer – Rosemarie Geiger
Rosemarie@OrangeCountyPropertyServices.com

Member at Large – Mike Pagnano
PagnanoM@gmail.com

For General Questions, Reporting Problems, or Suggestions, please always contact Shannon Thornhill at Optimum Property Management

MANAGEMENT COMPANY

Optimum Professional Property Management, Inc.
ACCREDITED COMMUNITY MANAGEMENT FIRM

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Community Manager: Shannon Thornhill – Ext. 228

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For after-hours emergencies, please contact:

(714) 741-2685