



Provence D'Aliso

Community Association



Community Newsletter

September 2010

FROM THE PRESIDENT'S DESK

BUDGET: If you are an owner that regularly reads these newsletters, or attended any of the community meetings held on Saturdays at the pool, you know that the Board of Directors have taken all kinds of steps to prevent an increase in dues. We have carefully considered the effects of a dues increase on the owners, the delinquencies and property values. Here is what is happening: The dues are being raised \$20 per month, effective October 1, 2010. On March 1, 2011 the dues will be raised an additional \$20.88 per month. It was important to us to give you some notice and some time to prepare for the entire dues increase of \$40.88. It was unanimous that raising the dues by \$40.88 at one time would be difficult for many owners. Many of you know I have been a real estate broker for years and we do a lot of business in the community. I want to tell you that as a real estate professional, the community dues increase to just under \$300 per month, are still below the monthly assessment rate for most communities of this type and size. We are actively showing property in Laguna Niguel, Lake Forest, RSM, Ladera, Laguna Hills, and most are well over \$300 *in addition to Mello Roos*.

SEAL COATING: The slurry seal coat to the streets will be scheduled on September 21st and 22nd for Matisse and September 28th for Gauguin. Please follow the notice directions carefully so that you don't get land locked or cause some damages to the work.

SECURITY CHANGE: The Board has voted to terminate Patrol Masters and contract with Nordic beginning in October 2010, after all the street work is completed. They have some technology we are looking forward to using. Once the security company transition is completed, we will be introducing the new parking and decal distribution program. It will allow residents to purchase additional decals for their vehicles while making an income stream for the community to offset expenses. The Board will be discussing specific details at the September 20th meeting.

GATE CODE CHANGE: The gate code is changing on September 1, 2010 to "key key 7164". If you have tenants, it is your responsibility to inform them of the change and to keep the code private.

ONGOING NUISANCES: PDA is currently inundated with problems related to bees, pigeons, snakes and rodents. Please contact your Community Service Manager, Susie Peach at Accell Property Management, Inc. (949) 581-4988 to request a work order for any problems you may be experiencing.

With the Community in Mind,

Gaylyn Kinnett
President

VISITORS/GUESTS SAFE-LIST REMINDER:

If you have visitors spending the night, please "safe-list" the vehicle with the security company Patrol Masters; their number is (949) 209-6370. I think the neglect in safe-listing a vehicle is the single biggest reason vehicles get towed. It will only take you a few minutes. The use of an old guest pass or sticker will not be recognized as a way to document the vehicle.

WEBSITE: Don't forget to visit the website at www.provencedaliso.org for meeting dates and current information.

MANAGEMENT COMPANY:

Accell Property Management, Inc. Located at 23046 Avenida de la Carlota, Ste. 700, Laguna Hills, CA. 92653 * (949) 581-4988 * Fax (949) 581-9785

For matters that might require the Board's review and consideration, please contact your Association Manager Debbie Lobichusky at ext. 204 or by email at debbie@accellpm.com.

Please contact your Community Service Manager (CSM) Susie Peach for all common area maintenance requests at ext. 201 or susie@accellpm.com.