

Newsletter

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Anatolia Homeowner's Association



Association Contacts

Clubhouse Phone: (916) 294-0026

Blue Knight Patrol: (916) 299-0911

First Service Residential: (800) 428-5588

Peter Marino, General Manager
manager@anatoliahoa.org

Ashley Soto, Assistant GM
compliance@anatoliahoa.org

General HOA Email
info@anatoliahoa.org

First Service Customer Care
customercare.ca@fsresidential.com

Hours

The Clubhouse is currently open to administrative needs; membership, violations, architectural, etc.

9AM-9PM, 7 Days a Week

Important Numbers

Code Enforcement: (916) 851-8770

24/7 Non-emergency

Rancho Cordova PD: (916) 362-5115

Sacramento Metro Fire: (916) 228-3035

Board of Directors

Todd Wheeler - President

Craig Osborn - Vice President

Greg Douglas - Director at Large

Sam Bhakta - Secretary

Nick Tovar - Treasurer

Meet Your Management Staff

2020 did not offer much of an opportunity for residents to interface with the Anatolia management staff. Within the spirit of this new, great year ahead of us we wanted to show our faces and let all Anatolia residents know that we are here to assist you.

We are here for your Association needs including architectural, compliance and clubhouse topics but we also like to hear feedback, complaints, accolades, and areas of improvement. Please reach out to us, if even to say "hi".

We are here to serve you.



Back row (Left to Right): Brennen Whipple –Compliance Coordinator/Front Desk, Lester Ashford – Maintenance Technician, Peter Marino – General Manager, Cecilia Denti – Front Desk, Liz Chareun – Lead Front Desk

Bottom row (Left to Right): Deja Lyde – Front Desk, Ashley Soto – Assistant GM/Compliance Manager, Yazmine Cepeda – Front Desk, Jennifer Herman – Events/Front Desk

Quote of the Month

“If you can't fly then run, if you can't run then walk, if you can't walk then crawl, but whatever you do you have to keep moving forward.”

-Martin Luther King Jr

Community Information

Anatolia's Sweet 16

The CC&R's turn 16 years old this year, so we wanted to highlight some items to focus on in 2021:

House Paint: Is it time to think about repainting your home? Partner with the Compliance team to go over color options, timelines, and Anatolia partnerships with paint vendors.

Landscape: With the addition of Ciara to the community, many homeowners are interested in moving towards a drought tolerant landscape. Before you meet with a landscape design team talk to Ashley or Brennen about the guidelines we have in place. The more we communicate before, the smoother the process to get your application approved.

Miscellaneous Items in the common area: with more people working from home these days we've had a uptick in violations for items in view from the common area. After a day outside, please make sure all your items are removed from view of the common area.

Architectural Modifications: We are focused on keeping the continuity of the community. Do you have an accessory in your front yard? Woodland creatures or wooden bench? Pillars or Faux plants? Sports flags or solar features? These are just some examples of an accessory. Any accessory facing the common area needs to have an application on file. If you receive a violation for accessories facing the street please fill out an application and submit it to compliance@anatoliahoa.org so we can get you on the agenda for the next applicable ACC meeting.



**DON'T
TOP**



Tree Pruning in 2021

When we see something often enough, sometimes we assume that must be the

best way to get the job done. Unfortunately, these pruning practices are common throughout the Sacramento area, and many people continue using them simply because that is how they have always seen others do it. When pruning your trees or hiring an arborist, make sure to stay away from these harmful practices:

- **Topping** is cutting branches back to points without any lateral branches where they will become stubs. Topping increases risk, severely weakening the tree and opening it up to decay.
- **Lion-tailing** is a dangerous practice that leaves the branches mostly bare with foliage only at the ends (resembling a lion's tail). Trees need foliage spaced evenly along branches to buffer impacts from wind, protect bark from sunburn, and produce food in their leaves through photosynthesis.
- **Flush cuts** occur when a limb is pruned all the way back to the main branch or trunk. Flush cuts are harder for the tree to close and make it more likely that decay will spread beyond the wound.

ACC: New Application, New Guidelines Coming

The new **2021 ACC Application** is available on the website and in the clubhouse, please make sure to use the checklist attached to ensure you have a completed application ready for review by the ACC. With trends in California changing we are working on a revised **2021 Architectural Guideline**. These guidelines are to ensure the community continues to be harmonious throughout all districts of Anatolia.

JUST A LITTLE *Reminder*

MEETING DATES

Board Meetings are held the 3rd Thursday of every month.

[CLICK HERE](#) for the Zoom details.

ACC Meetings are held the 2nd and 4th Thursday of every month.

TRASH RECEPTACLES

Trash containers are to be stored in an area that is not visible from the streets.

Containers shall not remain in view for more than 24 hours after trash pickup.



HOLIDAY DECORATIONS/LIGHTS

Please remove all December Holiday decorations from the common area of your home by January 22nd.

Association News

Wow, what a year!

We can all agree that we are glad to see 2020 behind us. Despite the past year's shortcomings, the Association weathered the "storm" and kept things moving forward. The Board met regularly and continued addressing the big (and small) issues. While we can't list all of the 2020 accomplishments, here are some noteworthy ones that make the cut: (1) Completed the Lap Pool rehab. This has been a multi-year endeavor. (2) Implemented a healthy tree maintenance program. (3) Freshened up furniture in the Kids Klub. (4) Migrated Association's funds into a better performing, interest-bearing portfolio. (5) Converted 57 parking lot and pool area lights to LED. (5) Established a robust security camera system throughout the clubhouse and pool area. (6) Created a central server for the Association, thus protecting all data. (7) Refreshed parking lot and pool area landscaping. (8) Digitized all member data (no more paper!), (9) Developed better communication protocols such as improved website, e-blasts, and newsletters. Here's to 2021!

Click Pay FAQ

If you have questions regarding registration, adding a home, payment options, automatic payments please [CLICK HERE](#) to see the Online Payment Support form with Frequently Asked Questions.



As we look toward a more fruitful year where we are closer to normalcy, here are some 2021 objectives you might appreciate: (1) Revising Architectural Guidelines and Community Guidelines. (2) Reopening the Steam room/sauna projects. (3) Pursuing CC&R and Bylaw revisions. (4) Creating a paint binder to assist homeowners in paint projects. (5) Repainting the fountain and pool trellises. (6) Introducing a landscape rehab to the Lap Pool area. (7) Converting all paper forms to electronic.

Have you registered your pet?

As a part of the Homeowner Portal, you can register your pets. Registering your pets allow the Clubhouse Staff to access Fido's home details faster than social media. Sign up today [HERE!](#)



Additional Portal Features:

- Check account balance
- Opt-in for Electronic Delivery
- Download Forms/Documents
- Update contact and mailing information
- My Violations
- My Architectural Applications
- Update Occupants
- Register your pet
- Add Property Management Company
- Board Meeting Minutes
- Annual Budget
- Mobile App available

www.Anatoliahoa.org – Getting Better & Better

With the help of Anatolia's amazing web developer, Kristina Davis (OhJoy2Design), the Anatolia website is an amazing tool, filled with a wealth of information and resources. Check it out and let us know what you think. Here are some of it's features:

- 1) Access to Association documents: Governing Documents, Meeting Minutes, Guidelines, Insurance Documents (homeowners need this for refinance and/or insurance purposes), etc.
- 2) Information about clubhouse amenities, assessment payments, and architectural processes.
- 3) Contacts for clubhouse personnel, security, and outside agencies.
- 4) News and events such as upcoming board meetings, newsletters, and important updates.
- 5) We've also updated it with the latest information and the latest images, and did you know you can put keywords in the search bar on top of the landing page? This feature will search the entire site!

FOR MORE DETAILS ON ASSOCIATION NEWS VISIT: WWW.ANATOLIAHOA.ORG