

Princessa Estates

May 2024

Newsletter

Update - Special Assessment

Please keep in mind the financial hardship the association is in. The outcome of the special assessment vote will be available after May 8, 2024.

Remember, this initiative is fundamentally about safeguarding the value and safety of our community for the future, preventing significant increases in dues, and protecting our collective investments. By proactively addressing our current financial shortfall through this crucial step, we not only ensure the maintenance and improvement of our properties, but also maintain the attractiveness of our community for current and potential homeowners. Moreover, keeping dues at a manageable level and preserving the ability to refinance or secure financing are key factors that can significantly influence an owner's capacity to sell their unit in the future, should the need arise.

Management Company Website

You can access Princessa Homeowners Association documents through our property management company's website. Please go to www.rossmorganco.com, login or register for an account. You can view your account history and pay your association bill, review and print the Association's governing documents (CC&Rs, Bylaws, etc.) and the association's financials and Board meeting minutes.



Pets



Remember to keep your pets on a leash while walking through the community. Also, out of respect for your neighbors, the landscapers and the appearance and cleanliness of our community, **please clean up after your dog.**

Homeowner Information Form

To ensure we have the most up-to-date contact details for all homeowners, we kindly ask for your assistance in filling out the homeowner information form available at www.rossmorganco.com. Simply click on "homeowner login", login and then proceed to the "Forms" section. Thank you for your cooperation.

Signing Up For E-Statements

1. Go to - <https://rossmorganco.com/e-statement-application/>
2. After completing the application, our billing team will verify the information submitted and confirm with you once your account is set up on e-statements.
3. After your account is activated, you can expect to receive your HOA statement by email around 20th of the month.
4. Please allow 1 – 2 business days for our team to process your application.
5. You can cancel your participation at any time by contacting us in writing at rmcbilling@rossmorganco.com



Ross Morgan & Co., Inc.
23300 Cinema Drive, Suite 280
Valencia, CA 91355

Community Manager
Stephanie Devitt
stephaniet@rossmorganco.com
(661) 286-1064, ext. 313

Assistant Community Manager
Gayane Avetisyan
(661) 286-1064, ext. 316
gayane@rossmorganco.com

Accounts Receivable
(818) 907-6622
Alice Itzigsohn, ext. 239

Billing
(818) 907-6622
Bea Paresa ext. 209

Escrow
(818) 907-6622
Esmeralda Quiroz, ext. 207

AFTER HOURS EMERGENCY

In the event of an afterhours emergency, please call (818) 907-6622 or (877) 817-7127 ext. 810 for assistance, leave a detailed message and our emergency staff will be paged and someone will get back to you.

Board of Directors

Robert Whittier - President
Craig Toma - Vice President
Debbie Johnson - Secretary
Brian Gosner - Treasurer
Travis Oberlander - Member at Large

Maintaining Residence

The owner of each residence shall maintain his residence, including the improvements which are a part thereof in a clean and attractive condition. Keep residence free of rubbish, maintain a tidy patio and be considerate of your neighbors.

Pool Information

Even though necessary pool etiquette is indicated in our Rules & Regulations, you may not have caught all the information. So here are some friendly reminders about pool activities:

- ◆ Pool hours are 9am to 10pm
- ◆ Children under the age of 14 are not permitted in the pool area or pool at any time unless accompanied by an adult (California State Law).
- ◆ No glass containers, alcoholic beverages, skateboards, paddle boats, or pets are allowed in the pool area.
- ◆ Keep all safety equipment and pool furniture in the pool area.
- ◆ Keep conduct in the pool/pool areas orderly and volumes of electronic devices at a level not to disturb others.
- ◆ Clean up by disposing trash in the proper trash containers before leaving the pool area.
- ◆ No smoking in the pool areas.

An important note on pool entry...

Gates to the pool area must be closed and locked at all times. **Never hold or open the gate for others to enter;** HOA privileges may have been lost or the individual may not even be a resident here. Force others to enter the pool area with their own key to demonstrate they belong. Persons using the pool area may be required to show their key card and give their address by the HOA, managing agent, security or Board member.



Homeowner Issues, Maintenance Reports, Lighting, Sprinklers, etc...

If you have a homeowner/community issue to report, please contact Stephanie Devitt at (661) 286-1064, ext. 313 or stephaniet@rossmorganco.com, or Gayane Avetisyan at (661) 286-1064, ext. 316 or gayane@rossmorganco.com.

Website Address

www.princessaestates.com

Local Services

LMD Hotline (24 Hours)	(661) 286-4050	imd@santa-clarita.com
Fire Dept. and Paramedic	(661) 259-2111	
Sheriff & Ambulance	(661) 255-1121	
Henry Mayo Hospital	(661) 253-8000	
Poison Hotline	(800) 222-1222	
Animal Control	(661) 257-3191	
Street Lights & Light Shield Requests	(661) 290-2200	- City of SCV, Special District
Street Repairs	(661) 294-2520	(potholes or other issues) - City of SCV Street Maintenance

Preferred Vendors

Vendors familiar with Princessa Estates are provided for convenience only. Homeowners need to pay for their own repair costs.

Spectrum New Connect (Agent Harry's direct number)	(661) 337-2853
Quality Air Control HVAC	(818) 914-1021
Kahn Air & Heating	(800) 660-5246 or (661) 837-0095
Fresh Aire Duct Cleaning	(866) 542-1811 or (818) 771-9397
John Murray Plumbing	(661) 251-5646
Brookes Garage Doors	(661) 274-4297
Mesa Garage Doors	(800) 923-MESA
Newhall Lock & Key	(661) 251-4830
All-Ways Screens	(661) 222-9960

Preferred
VENDORS

HOMEOWNERS, PLEASE SHARE THIS NEWSLETTER WITH YOUR TENANTS