

# ALTERRA HOA NEWSLETTER

*A message from your (BODs)*



Alterra Park (Family Fun) has Basketball Court, Gazebo Rental, Playground Equip & more

With over eight months into our current HOA year, your Alterra Board remains focused on maintaining transparency, protecting the long-term financial health of the community, and making steady progress on key projects.

Recent financial actions include the approval of two Certificates of Deposit (CDs) to help grow reserve funds while keeping them secure:

- A 6-month CD for \$70,000 with First Horizon Bank at 4.30%, and
- A 9-month CD for \$200,000 with Bank of America, also at 4.30%.

We also approved a Records Retention Policy, which outlines how long HOA records must be stored and managed. This will reduce storage costs and streamline access to important documents.

Additionally, a 3-Year Election Proxy has been distributed to members. This tool helps ensure quorum for our annual elections and supports consistent, stable Board leadership. If you have any questions about the proxy or how to submit it, please contact our property manager at Action Property Management for assistance.

On the project front, several efforts are actively underway:

- Reserve Study fieldwork is in progress to guide future planning and budgeting.
- The Board has issued a proposed paint specification for wrought iron and block walls, currently in a 28-day member comment period. Barring any material changes, this specification will be considered for final approval at the August Board meeting.
- Fence and perimeter wall inspections are being conducted to identify maintenance needs.
- Tree trimming and erosion control work continues, with irrigation inspections and repairs throughout our greenbelts

As we enter peak wildfire season, we encourage all residents to stay fire-safe: clear dry brush, ensure address numbers are visible, and avoid outdoor work during extreme heat. For more resources, visit Chino Valley Fire District's *Ready, Set, Go!* program.

Lastly, we invite you to get involved. Join us Thursday, August 14 at 6:00 PM to meet current members of the ARC, Finance, Landscape, Newsletter & Technology Committees and learn how you can help shape the future of Alterra.

**Thank you for being an engaged part of the Alterra community.**

## *Community Involvement*

**ADOPT-A-ROAD** Alterra volunteer hours of litter pickup in June will be reported in our August newsletter. If you'd like to help pick up litter as a team, meet at 8:30 AM the last Friday of each month (July 25th) at Alterra Monument & Slate Dr. Call Shelly (909) 234-1664 for details, to report your hours, or to volunteer in another capacity to improve your Alterra HOA.

## Upcoming Events

**August 14, 2025**

**HOA Meeting  
Thursday 6:00 PM at the  
CH Community Ctr  
14250 Peyton Dr**

**September 11, 2025**

**HOA Virtual Meeting  
Thursday 6:00 PM  
Check the Portal or  
SnapHOA for details**

# Other, Miscellaneous, Etc.

**NATIONAL NIGHT OUT COMING SOON** National Night Out (NNO) is scheduled for Tuesday, August 5, 2025. This is an opportunity to bring neighborhoods together by asking residents to host an event and join communities nationwide to promote safety, community spirit, and police-community partnerships. The City of Chino Hills strives to have council members, firefighters, police officers, safety officers, and city staff attend as many of these functions as possible. The overarching goal is to make neighborhoods safer and more caring places to live.

Here are the individuals that have signed up to host NNO within our community as of today:

- **Celadon Ct, Cyan Ct, lower Copper Rd near Slate Dr** - Terri Long & Anita Fuentes - Anita 16567 Celadon Ct
- **Patina Ct Lower Agate Rd near Slate Dr** - Lydia Schmidt Lisa Grotz - Lydia 16458 Patina Ct
- **Citron Ct & Upper Agate Rd near Onyx Rd** - Vivian & Jose Pahati - 4935 Citron Ct
- **Cobalt Ct** - Shari Regan - 16601 Cobalt Ct
- **Aquamarine Ct** - Dara Clark & Raquel Garcia - Dara 16579 Aquamarine Ct
- **Carnelian Ct & Lower Sapphire Ct near Cadmium Ct** - Marci Kuethen & Christine Hong - Marci 16374 Carnelian Ct

If you are interested in hosting the NNO on your street, please contact Joyce Lee at (909) 364-2610. She can provide street hosts with a banner, customized fliers, giveaways for children, and other items.

We hope to see you on August 5th at 6:00pm to meet your neighbors and learn more about how to support public safety and foster an environment of community collaboration, cooperation, and camaraderie. Flyers containing information about individual events will be distributed by the street hosts.



## Financial Overview

Summaries prepared by Action Property Management  
Month of June 30, 2025

### Revenue & Expense Recap

	Current Month Actuals	Year to Date Actuals	Year to Date Budget	\$ Fav / (Unfav) to YTD Budget
Revenue	\$ 19,905	\$ 128,399	\$ 110,982	\$ 17,417
Expenses	\$ 26,697	\$ 149,891	\$ 111,582	\$ (38,309)
Excess / (Deficiency) Revenue over Expense	\$ (6,793)	\$ (21,492)	\$ (600)	\$ (20,892)

### Expense Recap (by category)

	Current Month Actuals	Year to Date Actuals	Year to Date Budget	Current Month Budget	\$ Fav / (Unfav) to YTD Budget	% (Over) / Under YTD Budget
Utilities	\$ 1,247	\$ 7,735	\$ 10,584	\$ 1,764	\$ 2,849	26.92%
Landscape	\$ 4,846	\$ 29,810	\$ 29,886	\$ 4,981	\$ 76	0.25%
General and Administrative	\$ 16,343	\$ 83,762	\$ 50,454	\$ 8,209	\$ (33,308)	-66.02%

### Assessments Recap

	Billed	Collected	Variance	% Collected vs Billed
Monthly Assessments	\$ 18,497	\$ 16,001	\$ 2,496	86.50%

### Total Cash & Equity Recap

	Current Month	Previous Month	Month over Month Change	Prior Fiscal Year End	Year over Year Change
Total Operating Cash	\$ 22,475	\$ 26,009	\$ (3,533)	\$ 26,652	\$ (4,177)
Total Reserve Cash	\$ 343,612	\$ 339,351	\$ 4,261	\$ 348,398	\$ (4,786)

Monthly Average Budget	\$ 18,497	Operating Cash / Monthly Budget Ratio	121.51%
Total Operating Equity	\$ 10,586	100% Reserve Funding per Study	\$ 463,975
		Reserves Funded	74.06%