

ALTERRA HOA NEWSLETTER



Shelly, Rich & Daniel



Kids enjoying NNO activities on Cobalt

A message from your Board of Directors

On June 30, 2025, AB 130 was passed by the California Legislature and signed into law by Governor Newsom. The overall goal of the bill was to expedite housing and reduce costs by waiving some CEQA requirements. However, AB 130 affects homeowners' associations by amending part of the Davis Stirling Act, specifically Civil Code Sections 5850 and 5855, which deal with association enforcement procedures.

There are several requirements of the bill that have prompted the BODs to reach out to our Management Company to consult with our association's legal counsel to obtain guidance tailored to our specific governing documents. As soon as all of the details are sorted out, the Board will update the membership accordingly.

Lastly, we want to thank everyone for their dedication and hard work with home upkeep. We see that your efforts are paying off. It's awesome that our residents have come together in support of community events & are working to build a safer and more beautiful place to live!

Upcoming Events

August 14, 2025

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

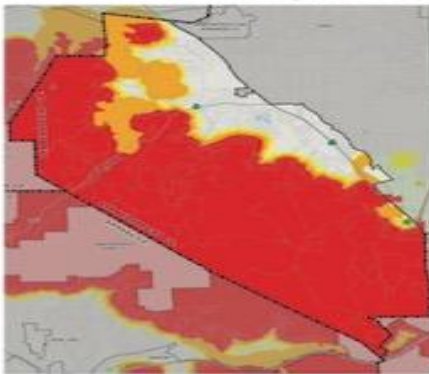
September 11, 2025

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



New Fire Hazard Severity Zone Map Takes Effect September 1

From The Chino Valley Fire District



Wildfires are a fact of life in California and the beautiful City of Chino Hills is not immune to this. The City of Chino Hills is a part of a wildland urban interface, which means it is imperative that you have your wildfire preparedness plan. Earlier this year, CAL FIRE released updated fire hazard severity zones (FHSZ) for the entire state. As the agency responsible for fire protection for Chino Hills, Chino Valley Fire District (CVFD) served as the local agency responsible for the adoption of the updated maps. To view the maps and a timeline related to their adoption, please visit chينوvalleyfire.org/fire-hazard-severity-zone-map.

Living in a designated fire hazard zone and or a wildland urban interface requires action. During a wildfire, flying embers, direct flame contact and radiant heat can threaten your home. By taking the necessary steps to create and maintain defensible space and by hardening your home, you can help increase your



homes' survival. "Ready, Set, Go" is a wildfire preparedness plan that outlines various steps you can take to help protect you, your family, and your property. To download the Ready, Set, Go brochure, use the QR code.

How do I find out what zone my property is located in?

Visit the Chino Valley Fire District website above and follow the link to the Fire Hazard Severity Zone. Once the map is open, select the magnifying glass in the upper lefthand corner and enter your address.

What does it mean if my property is in the very high (red) zone?

If your property is in the newly adopted very high FHSZ, you are legally required by Government Code and CVFD Ordinance 2022-01 to comply with defensible space requirements. In addition, upon sale of the property you are required to comply with the hazard disclosure requirements. For any new construction or additions, it would be required to comply with building standards for the wildland urban interface. You are highly encouraged to create a wildfire preparedness plan for you, your family, and your property.

What does it mean if my property is in the high (orange) zone?

If your property is in the newly adopted high FHSZ, you are legally required by the CVFD Ordinance 2022-01 to comply with defensible space requirements. In addition, upon sale of the property you are required to comply with the hazard disclosure requirements. For any new construction or additions, it would be required to comply with building standards for the wildland urban interface. You are highly encouraged to review and create a wildfire preparedness plan for you, your family and your property.

What does it mean if my property is in the moderate (yellow) zone?

Currently, there are no legal requirements. However, you are highly encouraged to review and create a wildfire preparedness plan, as you can be impacted by wildfire.



Questions?

If you have specific questions regarding the information outlined in this article, you can contact Chino Valley Fire District at firemarshal@chofire.org.

Community Involvement

ALTERRA CELEBRATES NATIONAL NIGHT OUT (NNO) Did you know that good neighbors are one of the most effective crime prevention tools ever invented? Our job as Neighborhood Watch citizens is to be suspicious, alert, and to report any suspicious activity to the police. August 5 found many of our Alterra neighbors gathering at 7 different NNO block parties to encourage the Neighborhood Watch Program to continue. Those who attended NNO enjoyed good food, fun, and friendships with both old and new neighbors. We appreciate all of those who hosted this wonderful community event!!

Since NNO is designed to foster cooperative relationships between residents and the city departments that serve and protect us, all 7 Alterra block parties were treated to siren-filled visits from firemen and Chino Hills police. They gave us important tips for fire safety, evacuation, and crime prevention. City of Chino Hills staff and/or council members also dropped by to invite us to connect with them and to share information on what the City has to offer. (Did you know we have active 55+ and veterans' clubs?) There are lots of ways to be involved in and enjoy our community!

Because Alterra has now been rezoned as higher fire risk, the fire department urgently wants everyone to have access to their informative guide, *Ready! Set! Go!* A QR code for this guide will be posted on the Action resident portal, along with evacuation tips and tips to avoid residential and vehicle burglaries. Be sure to check them out and stay informed. We are in this together!



Financial Overview

Summaries prepared by Action Property Management
Month of July 31, 2025

Revenue & Expense Recap

	Current Month Actuals	Year to Date Actuals	Year to Date Budget	\$ Fav / (Unfav) to YTD Budget
Revenue	\$ 24,889	\$ 153,288	\$ 129,479	\$ 23,809
Expenses	\$ 35,874	\$ 185,765	\$ 129,979	\$ (55,786)
Excess / (Deficiency) Revenue over Expense	\$ (10,985)	\$ (32,477)	\$ (500)	\$ (31,977)

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	\$ 1,283	\$ 9,018	\$ 12,348	\$ 1,764	\$ 3,330	26.97%
Landscape	\$ 4,048	\$ 33,858	\$ 34,867	\$ 4,981	\$ 1,009	2.89%
General and Administrative	\$ 22,742	\$ 106,504	\$ 58,663	\$ 8,209	\$ (47,841)	-81.55%

Assessments Recap

	Billed	Collected	Variance	% Collected vs Billed
Monthly Assessments	\$ 18,497	\$ 19,442	\$ (945)	105.11%

Total Cash & Equity Recap

	Current Month	Previous Month	Month over Month Change	Prior Fiscal Year End	Year over Year Change
Total Operating Cash	\$ 11,918	\$ 22,475	\$ (10,557)	\$ 26,652	\$ (14,734)
Total Reserve Cash	\$ 351,388	\$ 343,612	\$ 7,776	\$ 348,398	\$ 2,990

Monthly Average Budget	\$ 18,497
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Operating Cash / Monthly Budget Ratio	64.43%
100% Reserve Funding per Study	\$ 463,975
Reserves Funded	75.73%

Total Operating Equity	\$ (399)
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Bimonthly Alterra Home Inspiration Award

Congratulations to the August/September recipients! The way you've beautified your homes inspires us all to keep up the property values in our neighborhood. Thank you!



Ray & Jo Goco



16338 Cadmium Court

Photo Unavailable



4961 Agate Road

Mr. & Mrs Nilesh Bharadwaj