

# ALTERRA HOA NEWSLETTER

## *A message from your (BODs)*

As we are entering the last quarter of 2025, there is much more work to be done. October 23rd marks our Annual Election of Officers, Approval of our 2026 Annual Budget and completion of our 2026 Reserve Study.

At the same time, our ongoing focus is showing compassion & gratitude. And, there's no better place to start than with **ALL OF YOU** for your support this year. **WE** as a board could not have accomplished so much without our community & volunteers who assist in our success. Your time, energy, & dedication make a real difference in keeping our community strong. Our vision is to have a social at the end of the year to recognize our volunteers & encourage others to participate to help contribute to grow our volunteer base.

We want to encourage each of you to engage in some small way by attending meetings, joining a committee, welcoming new members even if its only to stop by their house to introduce yourself, or by simply sharing what matters most to you, either in an email or during an HOA meeting.

Greater participation helps ensure the Board reflects the community's real priorities and addresses concerns with transparency and accountability. We are committed to completing an assessment of all HOA owned assets so members have a better understanding of our financial position and responsibilities.

While our property improvements are continually presenting a pride of ownership, our greenbelts remain a significant focus. In addition to improving tree maintenance, are consulting with contractors to identify v ditch repairs & modernizing our irrigation systems to quickly identify main line breaks and shut-off broken lines based on smart controllers being installed. If there's something you believe the HOA should be focusing on, we encourage you to attend a meeting or contact a Board member or our management company. We're here to listen!

**ALTERRA HOA'S ANNUAL ELECTION** We encourage members to simply mail in your ballot by Oct. 22 or attend in person at 6 PM Oct. 23rd at McCoy Equestrian Center, 14280 Peyton Dr. At the meeting, there will be a vote of the membership, via secret ballot, to elect directors to the Board of Directors and to determine the allocation of any excess operating funds at the end of the current fiscal year. The Ballot may be sent or hand delivered to Advanced Election Services, c/o Alterra Homeowner Association, 24881 Alicia Parkway, Suite E347, Laguna Hills, CA 92653. If quorum is achieved (51% of the voting power of the members - 187 members) and Directors are elected, there will be an Organizational Meeting of the Board of Directors immediately following the Annual Election to appoint officers.

## *Community Involvement*

**ADOPT-A-ROAD** Our Alterra community has made a big difference since we've committed to picking up litter all along Slate between Soquel Canyon Pkwy and Butterfield Rd. Let's keep up the good work to maintain the beauty of our neighborhood, whether it's on your own personal walk or with others. If you'd like to help pick up litter as a team, meet at 8:30 AM the last Friday of each month (September 26) at Alterra Monument & Slate Dr. Contact Doug Bell at [Dbell12221@msn.com](mailto:Dbell12221@msn.com) or call/text him at (909) 276-9497 for details, or to report your volunteer hours. Thank you Doug for your support!



Fun fact - The Western Monarch Butterfly population, which includes those in Chino Hills, migrates to the California Coast, not Mexico, for the winter. Photo taken by Alterra homeowner.

## Upcoming Events

**October 23, 2025**

**HOA Meeting/Annual Elections**  
Thursday 6:00 PM at McCoy Equestrian  
Ctr 14280 Peyton Dr.  
(next to CH Community Ctr  
14250 Peyton Dr.Chino Hills)

**November 13, 2025**

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

# Other, Miscellaneous, Etc.

## IS FEEDING THE SQUIRRELS NUTS? Do

you miss the days when the only squirrels around were California ground squirrels? They were destructive enough with their digging. But in recent years, our area has been invaded by a different breed of sassy squirrels that climb up trees, fences, and our homes. You have probably been chattered at by one or more in your own back yard! Although these pests are pretty cute and you might be tempted to put out squirrel food such as seeds and nuts atop fences, please think twice and don't do it. Not only are they displacing our native squirrels, but they are destructive to our fruit trees, our patio furniture, and our peace of mind! Squirrels are known to carry Bubonic plague and their droppings pose a health hazard primarily through the transmission of diseases like Salmonella and Leptospirosis, which cause flu-like symptoms, gastrointestinal problems, and potentially severe complications.

**THE ADVANTAGE OF THIS HEAT** Does your lawn need a little love? If it's looking patchy with brown, bare spots, now is still a good time to reseed and topdress those bare spots! Seed germinates at 80 degrees or higher. Don't miss your window of opportunity—cooler fall weather is on its way!

**DID YOU ENJOY MINGLING WITH NEIGHBORS AT NATIONAL NIGHT OUT?** We did too! Keeping up with our neighbors helps create a safer neighborhood because you know who belongs...and who doesn't. Relationships with your immediate neighbors are the cornerstone to an effective neighborhood watch program. Stay connected!

**Fencing Maintenance** For those members whose wrought iron fencing backs up to the greenbelt or fuel mod zones, we ask that you trim all shrubs & trees growing within a foot of the fencing. Ongoing trimming will help to reduce moisture buildup of the fencing which can cause erosion /rust.



# Financial Overview

Summaries prepared by Action Property Management  
Month of August, 2025

### Revenue & Expense Recap

	Current Month Actuals	Year to Date Actuals	Year to Date Budget	\$ Fav / (Unfav) to YTD Budget
Revenue	\$ 18,223	\$ 172,073	\$ 147,976	\$ 24,097
Expenses	\$ 18,835	\$ 204,601	\$ 148,376	\$ (56,225)
Excess / (Deficiency) Revenue over Expense	\$ (613)	\$ (32,527)	\$ (400)	\$ (32,127)

### 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	\$ 2,023	\$ 11,040	\$ 14,112	\$ 1,764	\$ 3,072	21.77%
Landscape	\$ 4,048	\$ 37,906	\$ 39,848	\$ 4,981	\$ 1,942	4.87%
General and Administrative	\$ 9,160	\$ 115,664	\$ 66,872	\$ 8,209	\$ (48,792)	-72.96%

### Assessments Recap

	Billed	Collected	Variance	% Collected vs Billed
Monthly Assessments	\$ 18,497	\$ 17,098	\$ 1,399	92.44%

### Total Cash & Equity Recap

	Current Month	Previous Month	Month over Month Change	Prior Fiscal Year End	Year over Year Change
Total Operating Cash	\$ 9,532	\$ 11,918	\$ (2,386)	\$ 26,652	\$ (17,120)
Total Reserve Cash	\$ 356,113	\$ 351,388	\$ 4,725	\$ 348,398	\$ 7,715

Monthly Average Budget	\$ 18,497	Operating Cash / Monthly Budget Ratio	51.54%
Total Operating Equity	\$ (449)	100% Reserve Funding per Study	\$ 463,975
		Reserves Funded	76.75%

