

ALTERRA HOA NEWSLETTER

A message from your (BODs)

As we welcome January and the fresh start of a new year, your HOA board sends our best wishes to everyone in the neighborhood. We hope 2026 is filled with health & happiness for every household.

Some projects that we have targeted to undertake this year include assessing priority areas identified during our recent Slope Maintenance inspections to determine the order in which repairs they get completed, perform our tree trimming/removal in accordance with our revised Tree Maintenance plan & conduct a “deep dive” into a long overdue issue of fence maintenance responsibility.

Community Updates

WE LOVE YOUR EXTERIOR IMPROVEMENT! If you submitted an application to the Architectural Review Committee (ARC) for exterior improvements, thank you! Did you know that once your project is complete, in order for it to be officially signed off by the ARC, you must complete Exhibit C - Notice of Completion? Please be sure to complete, sign, and return this form, *with photos of the completed work*, to Action to obtain final approval. Once your form is processed and approved, your project will be marked as complete. Thank you for supporting your hardworking ARC!

WHAT'S THAT NOISE? The new Fire Hazard Severity Zone Map Effective 9/1/2025 states that Chino Valley Fire District (CVFD) serves as the local agency responsible for the adoption of the updated maps. As such, the City of CHs has initiated adherence to these requirements by trimming & removing trees on slopes maintained by the City. Work has been completed along Soquel Cyn Pkwy, Elinvar, Sapphire, Onyx, Slate & Copper Rds. Since our HOA maintains several slopes within Alterra, we have contracted with Park West Landscape to commence tree trimming and removals of these areas to ensure compliance with the recent requirements set forth by the CVFD. Please avoid parking near trees marked for trimming to ensure the safety of your vehicle and the efficiency of the crews. Temporary road closures or access restrictions may be required in certain areas during trimming hours. Thanks for your patience and cooperation as we work to maintain Alterra beauty and safety. Tree trimming and removals will take place Monday January 12th through Friday January 29, 2026 to comply with these requirements.

ADOPT-A-ROAD Slate Road between Soquel Canyon Pkwy and Butterfield Road continues to appreciate our attention. 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 (January 30)** at Alterra Monument & Slate Dr. Contact Doug Bell at Dbell12221@msn.com or call/text him at (909) 276-9497 for details, or to report your volunteer hours.



Sunset at Chino Hills State Park

Upcoming Events

February 12, 2026

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

March 12, 2026

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

Other, Miscellaneous, Etc.

SPRINKLER DOCTOR? The Chino Basin Water Conservation District offers a **free** sprinkler checkup program which can identify problems and also advise homeowners how long and often to run their sprinkler systems for maximum efficiency. To request an appointment for a consultation, check their website under Programs & Events. <https://cbwcd.org/>

Through the Chino Basin Water Conservation District, homeowners can apply for rebates for water efficiency related projects like turf replacement, weather-based irrigation controllers, rotating sprinkler nozzles, rain barrels, high-efficiency clothes washers, premium high-efficiency toilets, or soil-moisture sensor systems. Residents can find out more information at the website link listed above and through [SoCal Water \\$mart](#).

DUE FOR AN ADJUSTMENT As we launch into the New Year, beginning January 1, 2026, the monthly assessment will be \$55. If you use your bank's bill-pay, please remember to update the monthly amount. Automatic payments through Action's Resident Portal will adjust on their own.



Carla Holstei

THE BUZZ ABOUT BUZZARDS Turkey vultures, also known as buzzards, are part of the ecosystem of Chino Hills. These large dark brown birds have featherless gray or red heads and are easy to spot flying in the sky because their wingspan can measure up to six feet. You'll see them soaring with their wings in a V shape, teetering on the thermal air currents to conserve energy. Why do we appreciate these large birds? They're nature's clean up crew! Turkey vultures are scavengers, feeding on dead animals & keeping our roads, sidewalks, and fields clean!



Financial Overview

Summaries prepared by Action Property Management
Month of December 2025



Treasurer's Report
Alterra Homeowners Association
12/31/2025

Date: 1/5/2026
Time: 12:59 PM

Revenue & Expense Recap

	Current Month Actuals	Year to Date Actuals	Year to Date Budget	\$ Fav / (Unfav) to YTD Budget
	\$ 18,179	\$ 250,657	\$ 221,964	\$ 28,693
Revenue	\$ 18,179	\$ 250,657	\$ 221,964	\$ 28,693
Expenses	\$ 19,638	\$ 282,992	\$ 221,964	\$ (61,028)
Excess / (Deficiency) Revenue over Expense	\$ (1,459)	\$ (32,336)	\$ -	\$ (32,336)

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
	\$ 629	\$ 18,208	\$ 21,168	\$ 1,764	\$ 2,960	13.98%
Utilities	\$ 629	\$ 18,208	\$ 21,168	\$ 1,764	\$ 2,960	13.98%
Landscape	\$ 4,048	\$ 56,283	\$ 59,772	\$ 4,981	\$ 3,489	5.84%
General and Administrative	\$ 11,371	\$ 154,120	\$ 99,708	\$ 8,209	\$ (54,412)	-54.57%

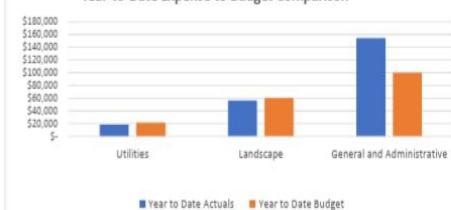
Assessments Recap

	Billed	Collected	Variance	% Collected vs Billed
	\$ 18,497	\$ 19,049	\$ (552)	102.99%

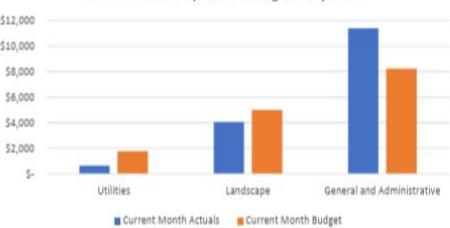
Total Cash & Equity Recap

	Current Month	Previous Month	Month over Month Change	Prior Fiscal Year End	Year over Year Change
	\$ 6,990	\$ 4,713	\$ 2,276	\$ 26,652	\$ (19,662)
Total Operating Cash	\$ 6,990	\$ 4,713	\$ 2,276	\$ 26,652	\$ (19,662)
Total Reserve Cash	\$ 363,282	\$ 366,891	\$ (3,609)	\$ 348,398	\$ 14,884
Monthly Average Budget	\$ 18,497				37.79%
100% Reserve Funding per Study				\$ 463,975	
Reserves Funded					78.30%
Total Operating Equity	\$ (257)				

Year-to-Date Expense to Budget Comparison



Current Month Expense to Budget Comparison



Year-to-Date Actuals by Category

