

January
2008

Soleil Newsletter

www.soleilhoa.com

Annual Meeting & Election

The Soleil Annual Meeting & Election is scheduled to be held on Thursday, February 28, 2008 at 6:00 p.m. at the Law Offices of Richard Tinnelly, 85 Argonaut, Suite 100 in Aliso Viejo.

Ballots will be sent to all homeowners to be completed and returned. Please take a few moments to complete the Ballot and return it in the envelope provided. **The Board of Directors strongly urges ALL homeowners to vote!**

As a result of legislation that was effective July 1, 2006, every community association must make significant changes in its election and voting procedures. Please carefully follow the procedures as outlined in the Notice Of Annual Meeting, which you received with your Ballot. In the past, the Association has not received enough Ballots to achieve quorum. If this occurs then the Association is required to hold a reconvened Annual Meeting. Please note that this costs the Association money each year. In an effort to reduce Association costs, please return your Ballot by the date requested.

Please help the Association achieve a successful Annual Meeting by sending in your Ballot right away. As always, your participation is greatly appreciated. If you have any questions, please contact our PCM Community Manager, Ekaterina Lanata.

Holiday Decorations

The Soleil Board of Directors would like to thank all residents who brightened up our community with your beautiful holiday lights and decorations. Our community looks great! The Board of Directors would like to remind all residents that all holiday lights and decorations must be taken down by **January 15, 2008**. Thank you for your cooperation and for making our community look fantastic during the holidays!



Light Bulb Replacement

It's now getting dark much earlier. For the safety of all Soleil residents and guests, homeowners are reminded to replace your front entry light bulb on a regular basis.

Please Park In Your Garage

Many residents have been seen parking their vehicles outside on the community street. Homeowners need to park their vehicles in the garages as the garages are not to be used solely for storage purposes. Homeowners need to be thoughtful of the guests in the community and make designated parking spaces available for the guest parking. Also a lot of areas in the community are fire lanes. Residents need to pay attention to the newly painted parking signs. Due to the increasing number of the stored vehicles within the community the Board is enforcing the parking rules. Therefore, any vehicle parked outside for more than 96 consecutive hours will be considered stored and will be subject to immediate towing at the vehicle owner's expense.

New Law Affects Board Meetings

California Civil Code Section 1363.05, otherwise known as the Open Meeting Act has been amended and will affect how your Board of Directors conducts its Meetings. The law provides that a notice including the Agenda of the Meeting is made available to homeowners 4 days prior to the Meeting date. Any item not on the published Agenda may not be considered or discussed by the Board at the Meeting. Homeowners may still attend the Meeting and will have an opportunity to address the Board, however, decisions on items posed may have to wait until a future Board Meeting. If you have a pressing item that needs Board consideration, please contact our PCM Community Manager at least 10 days prior to the Board Meeting so that, if needed, it can be placed on the Board Meeting Agenda.

Refinancing?

Are you refinancing and need proof of insurance? Contact the Association's insurance agent, Alante Insurance, directly at 949-380-0051 or fax your written request to 949-380-0053. **Please do not contact PCM as the insurance agent must provide this information to homeowners.** Thank you.

Newsletter

If you have any ideas you would like to contribute to the Soleil Newsletter, please submit your written information to Ekaterina Lanata at PCM, elanata@pcminternet.com or fax 949-206-6776. The Board is always looking for homeowner input and will publish articles relevant to the Soleil residents. Let us know what's on your mind!

Board Meetings

The Board of Directors encourages your participation at the **quarterly** Board Meetings held in February, May, August & November. If you have a concern within the community, either plan to attend the Board Meeting or send your written correspondence to the Soleil Board of Directors in care of PCM at least **2 weeks** prior to the scheduled Board Meeting to ensure its inclusion in the Board Package. See you at the Meetings!

Board & Annual Meetings

Thursday

February 28, 2008

6:00 p.m.

Law Offices Of Richard Tinnelly

85 Argonaut, Suite 100

Aliso Viejo

Happy
New Year!



Professional Community Management - PCM -

23726 Birtcher Drive
Lake Forest, CA 92630
949-768-7261

949-580-2028
After-Hours Emergencies

949-465-2214
Billing Questions

949-465-2451
Automated Billing Line

949-465-2215
Escrow & Refinancing

Community Manager

Ekaterina Lanata, ext 2423
Direct Line: 949-465-2423
elanata@pcminternet.com

Associate Manager

Autumn Matula, ext 2264
Direct Line: 949-465-2264
amatula@pcminternet.com

Soleil Board Of Directors

Sharon Wurth
President

Elias Dagher
Vice President / Treasurer

Julie McKenna
Secretary