

SIGNATURE

DATE

CEDARWOOD

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Homeowners' Association

JANUARY 2019



*Cedarwood,
an MB Community!*

IMPORTANT NEW ASSESSMENTS

Your new assessment amount is \$420.00 per month.

Please make this amount your payment going forward on any of your auto payments, direct deposit form your bank, or if you send in a physical check to the bank.

LANDSCAPING

Landscaping outside of your back yards belongs to the HOA. Having said this, please, do not remove, change, molest, or otherwise affect the landscaping outside your home. Bushes, trees, grass, irrigation, all of it belongs to the HOA and is maintained by your board and or landscaping company. Any change of common area landscaping must be approved by the board of directors.

GARBAGE AREAS

Garbage areas are constantly a point of contention. As a group, all residents can work together to keep the garbage areas clean. Leaving this responsibility to a few members or board members is not acceptable. If all of us, break down boxes, place all trash in the bins, place all recycles in the bins as well, this will go a long way to keeping these areas clean.

If a bin is full, for any reason, please take your garbage or recycles to another area and deposit them there, do not leave bags outside the bins, for any reason. Finally, **NO LARGE ITEM DUMPING**, please.

BANK INFORMATION

If you have bill pay through your personal bank, you should be sure to change your mailing address and account number. And remember, you are always permitted to mail your check in directly to the CINC lockbox.

The new account numbers are on your billing statement and the lockbox address is below:

Cedarwood
PO Box 611990
San Jose, CA 95161-1990

Phone (877)733-6862

NEW STATEMENTS

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If you would like your statement and newsletter emailed to you every month, please email billing@mbhm.net and Melissa will get you started!

The new mbhm.net and CINC portals are now live! PLEASE register now.

BOARD MEMBERS

President:

Mike Klein

Vice President:

Marilyn Taddey

Treasurer:

Joe Brandner

Secretary:

Marlene Garcia

Directors:

Tom Wong

Phillip Yu

CLUBHOUSE RESERVATION

Louise Brander

408-736-7805

MANAGEMENT

MB Homeowners' Management

1210 S. Bascom Avenue, Suite 220

San Jose, CA 95128

Phone:

408.871.9500

408.871.9515 fax

Manager:

Eric Wills

eric@mbhm.net

CEDARWOOD

Homeowners' Association

FEBRUARY 2019

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MARCH 2019

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APRIL 2019

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MAY 2019

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JUNE 2019

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JULY 2019

HAPPY FOURTH OF JULY

Be sure to have some fun on this great nation's birthday.

Swimming, BBQ, and friends. Fireworks are best left to the professionals, however. Please do not fire off any fireworks, sparklers, bottle rockets, basically anything that could bother your neighbors during their enjoyment of the holiday. Remember, not everyone, especially our four-legged friend, likes things that go BOOM.

Babies going to sleep at 7 pm proly aren't to excited about fireworks either, something to keep in mind.

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SEPTEMBER 2019

REMINDER REGARDING THE POOL AREA

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COMMON AREA PLANTING

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WINTER IS COMING

Remember to prepare you homes for winter. Turn on your heater and get the stink out of it before you need it one cold night and have to sleep in a stinky house for a night.

Winterize your windows and get your threshold blocks ready to keep old man winter from sneaking under your door.

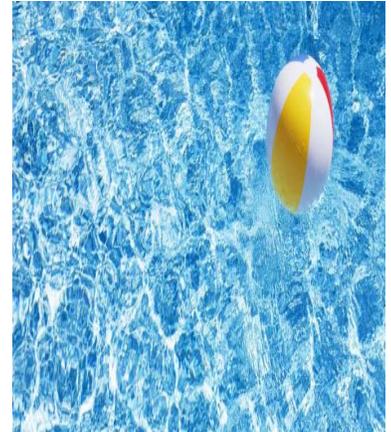
INSURANCE REMINDER

When you purchase your home, you are required by your mortgage company to have a certain level of insurance on the property. Many people think that the homeowner's association insurance is all the insurance that they need. This is not true. Every homeowner, whether you live in the unit or not, needs to maintain a personal insurance policy.

Many people are under the impression that the homeowners' association's policy will cover things that only a personal policy would cover. For instance, if your toilet cracks and floods the unit below, the association's insurance policy would not cover that. Your personal condo-owner's insurance would cover the damage to your unit and your neighbor's unit.

Your personal insurance would cover any damage to your unit period. If your neighbor floods your home and they don't have insurance, your personal policy would cover any damage to your paint, carpet, cabinets, etc.

It is a good idea to call your insurance agent and to be sure you have an HO6 Policy, which is specifically written for condominium owners.



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OCTOBER 2019

NEW MANAGEMENT

Your current manager, Eric Wills, will be leaving MBHM at the end of September. Your assistant manager Rod Barone (Rod@mbhm.net), will remain with your association, providing continuity for your community along with the rest of the MBHM staff.

MBHM has evaluated your associations' needs and has assigned you a new manager, Jamilyn Taddeo. Jamilyn has several years of Customer Service experience and she has been an assistant manager at MBHM for various HOA communities. We are confident she will be a great fit for your association. Jamilyn's email is Jamilyn@mbhm.net and she is very excited to work with you all!

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Common areas within Cedarwood HOA consist of everything outside the private backyards of the residences. The walk ways, the grass, planter areas outside front doors, the trees, bushes, etc. Having said this, changes, planting, removing, basically any molestation of the common area planting is strictly forbidden per your governing documents. The HOA spends a lot of money to have a professional landscaper handle these areas, and changes to these areas by homeowners not only negates the time and money spent by the HOA but it changes the overall look of the property, which is exactly what the HOA is trying to avoid. The common area is only for HOA changes, and maintenance, not individual homeowners.

WINTER IS COMING

Remember to prepare your homes for winter. Turn on your heater and get the stink out of it before you need it one cold night and have to sleep in a stinky house for a night. Winterize your windows and get your threshold blocks ready to keep old man winter from sneaking under your door.

PROPERTY ENHANCEMENT REMINDER

The property enhancements have been completed. If at any time you see any plants not receiving enough water, please be sure to let a board member know the location so that we can get it corrected.

TREE TRIMMING UPDATE

The HOA is in the process of getting quotes for the trimming of the olive trees for late December or early January 2020. Please be on the look out for fliers with information regarding the dates that the tree trimming will take place. During the trimming, there will be no parking on the property. Any cars that are parked by the trees, will be towed at the vehicle owners expense.

BOARD MEMBERS

President:

Mike Klein

Vice President:

Marilyn Taddey

Treasurer:

Mike Klein

Secretary:

Fay Brackett

Mike Klein

Directors:

Tom Wong

Phillip Yu

Srini Swaminathan

CLUBHOUSE RESERVATION

Mike Klein

408-738-5919

Parking

Mike Klein

408-738-5919

MANAGEMENT

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