

THE TERRACES AT CANYON HILLS HOMEOWNERS ASSOCIATION

DATE: December 22, 2025

TO: All Residents of The Terraces at Canyon Hills Homeowners Association

FROM: HOA Board

President – Dallis Cavallaro

Vice President – Kyle Schneider

Treasurer – Jay Torres

Secretary - Marissa Meyer

Director / Member at Large – Brian Greenwald

Community Manager of Platinum Management Group - Kameron
Thissell

RE: Community Update – December 2025

Below is a general summary of the items discussed at the December 2025 Board Meeting. If you have any questions or concerns, please contact our Community Manager Kameron Thissell at (949) 330-6350 or at KThissell@pmg-oc.com. All notices regarding community meetings and maintenance will be emailed and posted on your individual homeowner portal.

Please note that PMG will be closed December 24th - December 26th and December 31st - January 1st in observance of the holidays. Emergency services will still be available.

General Items

- The city has officially approved the removal of the trees currently damaging our v-ditches. The removals will take place the week of January 5th. The trees being removed have been marked with a pink ribbon.
- The Board has approved the completion of a full audit of the community's finances (which is more thorough than the low-level review that is typically performed). The results of the audit will be shared with the community once they are received.
- Starting February 1, 2026, the community will be partnering with Newport Exterminating for maintenance of our bait stations, reducing our costs over \$2,600/year.
- Please mark your calendars for **Friday, January 30, 2026, at 4pm** for Emergency Response Training at the lower pool with the Laguna Beach Fire Department.

Maintenance

- The annual gutter cleaning and roof inspection has been completed, and our roofs are reported to be in “fair” condition. A few gutter and roof repairs are in process.
- Hydro-jetting has been completed for the 300-600 circles. The remaining circles and pools are scheduled to be completed shortly. Notice will be sent via e-mail once the date is confirmed.
- The approved pressure regulator testing should be completed early next year. Notice will be sent via e-mail once the dates are confirmed.

Financials

- As of November 30, 2025, the Operating Account reflects a year-to-date revenue of \$775,192.95 and a year-to-date expenditure of \$578,867.19. The total Reserve Funds are \$487,847.13 and the total Accounts Receivables are \$51,413.15.
- The association contributes \$54,500.00 a month to the Reserve Account per the approved annual budget. These funds are for future capital improvements and replacement components per the reserve study.
- Additional financial information and documents can be found on the homeowner portal.

Community Reminders

- Holiday decorations are permitted from Thanksgiving to January 15th. *Nails and screws may not be used for the installation of holiday lights.* Per the Architectural Guidelines, “all lighting must be attached with removable clips to the gutters.” Let’s work together to maintain the exterior of our units!
- Please remember to put your trash cans away. All trash receptacles must be stored outside of your neighbors’ view and are only permitted to be left out 24 hours before and after trash collection.
- Please be respectful of the limited guest parking available throughout the community. Vehicles in guest parking between the hours of midnight and 6 a.m. must be properly “safelisted,” and your guests may only use guest parking if none of your personal parking spots are available.
- The next Board Meeting is **Friday, January 16, 2026, at 12:30pm**. The agenda and Zoom link will be posted at least 4 days in advance.

Happy Holidays!