

THE TERRACES AT CANYON HILLS HOMEOWNERS ASSOCIATION

DATE: January 20, 2026

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 – January 2026

Below is a general summary of the items discussed at the January 2026 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 community notices will be emailed, posted on the pool bulletin boards, and posted on your individual homeowner portal.

General Items

- The first phase of tree removals has been completed. We will keep the community updated as we proceed with additional tree removals and Eucalyptus trimming. Thank you to everyone for your cooperation and feedback throughout this process.
- The Board approved new traffic signs in the community to help guests, delivery drivers, and emergency responders navigate our one-way streets and more easily locate units.
- The Board is evaluating options for replacement and/or maintenance of the community's BBQs.
- Southern California Edison has scheduled a power outage for our community on **January 27th from 8am to 5pm** to install upgrades and repair the grid. Please plan accordingly.
- The Firewise Committee has planned Emergency Response Training with the Laguna Beach Fire Department on **Friday, January 30th at 4pm** at the lower pool. All residents are welcome and encouraged to attend!

Maintenance

- Following the rains, several units experienced roof leaks and gutter issues. The Board is in the process of expediting these repairs.
- Pressure regulator testing has been completed for the entire community. Once we receive the final report, we will schedule any necessary repairs.
- Hydro jetting has been completed for the 300-600 circles and both pools. Four Star Plumbing will return on **January 21st** to finish the 100 and 200 circles.

Financials

- As of December 31, 2025, the Operating Account reflects a year-to-date revenue of \$921,340.82 and a year-to-date expenditure of \$657,870.22. The total Reserve Funds are \$516,343.98 and the total Accounts Receivable are \$37,466.12.
- 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

- 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.
- Yard trimmings and organic waste should be discarded in your green trash cans. Please do not leave discarded yard trimmings in your front yard or in any other common areas.
- Please do not charge electric vehicles in non-attached garages. The electricity in non-attached garages is paid for by the HOA and is only for garage door openers and safety lighting.
- The next Board Meeting is **Friday, February 20, 2026, at 12:30pm**. The agenda and Zoom link will be posted at least 4 days in advance.

“Alone we can do so little, together we can do so much.” – Helen Keller