

THE TERRACES AT CANYON HILLS HOMEOWNERS ASSOCIATION

DATE: March 2, 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 – February 2026

Below is a general summary of the items discussed at the February 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 Board has selected an insurance policy from the Mahoney Group that reinstates full wildfire coverage (approximately \$73 million) and meets conventional loan requirements. This new insurance policy is now in effect and should resolve the lending issues that potential buyers have been experiencing.
- New traffic signs have been installed throughout the community.
- The Board has approved the installation of a new BBQ at the lower pool.
- Pressure regulator repairs have been approved for those homes testing over 100 PSI. The Board will discuss repairs for the remaining units at the March Board meeting.
- The Board has approved the trimming of the Eucalyptus trees and the final phase of tree removals. Once the removal permit is obtained from the city, the community will be notified of the trimming and removal dates. The Board is continuing to take a conservative approach to removals, and has only approved the removal of those trees identified as potentially dangerous due to overcrowding or because they lean over structures or roadways. As before, these trees will be clearly marked in advance with a pink ribbon to ensure all homeowners have notice of the planned removals.

- The Architectural Committee has proposed a rule change to allow for the installation of doors with glass inserts or Dutch doors. These proposed changes will be mailed to the community and, following a 28-day comment period, will be voted on at the April Board meeting.
- The Board will be donating (at no cost to the HOA) a “Little Free Library” to be installed on Canyon Hills Drive.

Financials

- As of January 31, 2026, the Operating Account reflects a year-to-date revenue of \$1,049,949.67 and a year-to-date expenditure of \$753,791.56. The total Reserve Funds are \$550,987.82 and the total Accounts Receivable are \$38,640.62.
- 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

- When driving, please follow all “one way” signs in the community, which are posted for everyone’s safety. We continue to receive complaints that residents and guests are failing to abide by our traffic signs, especially when exiting the 300 and 400 circles.
- Please help us keep our pool umbrellas in good condition by closing them when they are not in use. Many of our umbrellas were blown into the pool, bushes, and trees during our most recent storm because they were left open.
- 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, March 20, 2026, at 12:30pm**. The agenda and Zoom link will be posted at least 4 days in advance.

“Act as if what you do makes a difference. It does.” – William James