

THE TERRACES AT CANYON HILLS HOMEOWNERS ASSOCIATION

DATE: March 23, 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 – March 2026

Below is a general summary of the items discussed at the March 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 annual Reserve Study has been completed and will be mailed to the community. The Reserve Study shows our current reserves are at 17.5%, up from 14% in the last study.
- Pressure regulator repairs have been completed for those homes testing over 100 PSI. Partners Plumbing will soon begin repairs on those units testing over 90 PSI. The Board will discuss repairs for the remaining units at the April Board meeting.
- The Board previously approved the installation of a new BBQ at the lower pool and is working with a technician to schedule this installation. The Board is also looking into possible repair and/or replacement of the upper pool BBQ due to issues with the timer and lighter functions.
- Community-wide Eucalyptus trimming started on March 16th and is scheduled to continue through March 27th. We are still waiting for City approval for the final round of tree 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 have been mailed to the community and will be voted on at the April Board meeting.

- The Board is in the process of creating a new community website and anticipates completion by the April Board meeting.
- The “Little Free Library” donated by the Board has been delivered and will be installed on Canyon Hills Drive.

Financials

- As of February 28, 2026, the Operating Account reflects a year-to-date revenue of \$1,117,945.75 and a year-to-date expenditure of \$838,404.25. The total Reserve Funds are \$548,033.75 and the total Accounts Receivable are \$41,577.72.
- 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 do not leave food out for the squirrels because this attracts rats and insects to our homes, which can cause infestation issues and increases costs to the community.
- The next Board Meeting is **Friday, April 17, 2026, at 12:30pm**. The agenda and Zoom link will be posted at least 4 days in advance.

“The greatness of a community is most accurately measured by the compassionate actions of its members.” – Coretta Scott King