

THE TERRACES AT CANYON HILLS HOMEOWNERS ASSOCIATION

DATE: April 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 – April 2026

Below is a general summary of the items discussed at the April 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 approved the 2026/2027 budget, which will be mailed to the community. Under the new budget, the monthly HOA dues will remain the same and the monthly reserve allocation will be increased to \$60,600 (as recommended by the Reserve Study).
- The Board approved the rule change to allow for the installation of Dutch doors and doors with glass inserts. If you would like to replace your front door, please submit an Architectural Application on the PMG portal.
- Our new website is live! Our Treasurer, Jay Torres, has been working for months to modernize our website, so please thank Jay when you see him. He is still working to archive the old minutes and agendas, but all new documents can be found at www.theterracesatcanyonhills.com and on the PMG portal.
- The Board is in the process of approving proposals for a handful of homes that need roof and/or gutter repairs. The Board is also continuing to oversee community-wide pressure regulator repairs. We appreciate everyone's patience during this process.
- The Board is still waiting on City approval for the final tree removals. The community will be notified once it is approved and scheduled. All trees have been marked with a pink

ribbon. Following the removals, the Board is excited to begin the process of replacing these trees with the approved landscaping.

Financials

- As of March 31, 2026, the Operating Account reflects a year-to-date revenue of \$1,308,513.90 and a year-to-date expenditure of \$1,351,322.63. The total Reserve Funds are \$574,350.61 and the total Accounts Receivable are \$42,652.92.
- 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

- You are encouraged to submit a copy of the community's Firewise Certificate to your personal homeowner's insurance company. Many homeowners have reported receiving a discount. The certificate can be found on the PMG portal and will be e-mailed out to the community.
- As summer approaches, please help keep our community pools clean by picking up trash, closing umbrellas when they are no longer in use, and using swim diapers on young children. Pool hours are from 6 a.m. to 10 p.m.
- A group of homeowners is hosting a potluck celebration for the Terrace's 40th Anniversary. The event will take place on Saturday, May 2nd at noon at the upper pool. Bring a dish to share!
- It is monarch butterfly mating season in Laguna Beach! If you would like to learn more about the monarch's migration, the threat of extinction, and what you can do to help, check out the local non-profit the Pollinator Protection Fund at www.pollinatorfund.org.
- The next Board Meeting is **Friday, May 15, 2026, at 12:30pm**. The agenda and Zoom link will be posted at least 4 days in advance.

“All of us, no matter where you're from or what you look like, we're all one people . . . this shows what we can do, not just when we put our differences aside, but when we put our differences together.” – Victor Glover, Artemis II