

THE TERRACES AT CANYON HILLS HOMEOWNERS ASSOCIATION

DATE: May 18, 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 – May 2026

Below is a general summary of the items discussed at the May 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 poolbulletin boards, and posted on your individual homeowner portal.

General Items

- The Board has approved the remaining community-wide pressure regulator repairs.
- The Board has approved the repair of the pagoda lights leading to the upper pool.
- The tree removal and trimming phases are finally complete, and the Board is excited to begin the replacement phase of the project.
- The Little Free Library donated by the Board has been installed on Canyon Hill Drive.

Financials

- As of April 30, 2026, the Operating Account reflects a year-to-date revenue of \$1,434,067 and a year-to-date expenditure of \$1,424,920. The total Reserve Funds are \$628,853 and the total Accounts Receivable are \$49,344.
- The association currently contributes \$54,500.00 per month to the Reserve Account per the approved annual budget. The monthly reserve contribution will increase to \$60,600 per month starting in June 2026. These funds are for future capital improvements and replacement components per the reserve study.

Professionally Managed By:
Platinum Management Group ~ 65 Enterprise, Aliso Viejo, CA 92656 ~ 949.330.6350 ~ pmg-oc.com

www.theterracesatcanyonhills.com

- Additional financial information and documents can be found on the homeowner portal.

Community Reminders

- Please review the Security Camera Policy and submit an Architectural Application before installing cameras to the outside of your unit.
- If you or your guests use the association BBQs, please be sure to clean them after each use.
- The next Board Meeting is **Friday, June 19, 2026, at 12:30pm**. The agenda and Zoom link will be posted at least 4 days in advance.

“What Life Should Be” by Patricia Fleming

“To fight for those who can’t themselves, to always share my light
with those who wander in the dark, to love with all my might.

...

To be an anchor, strong and true, that person loyal to the end.
To be a constant source of hope to my family and my friends.

...

To me, that’s what this life should be, to me, that’s what it’s for.
To take what has been given me and make it so much more.”