



Millstream HOA

February 2020 - News

Welcome Dee!

We are pleased to announce that Dee Amaya is our new property manager, with Liz Ponce as her assistant. Please direct all customer service requests, complaints, needed repairs, concerns, etc. to her at dee@thehoateam.com

A word from Dee.... "I am looking forward to working with your Board of Directors and being of service to you for your association needs. Good customer service is something all my homeowners can count on. If you have any items that may not have been addressed in the past, please call or email me".

Dee@thehoateam.com
Liz@thehoateam.com

Gate Remotes

Gate remotes can be purchased at Team Property Management for \$50.00 each. As an option residents can purchase your own remote and we will assist with the programming of it.

PARKING

Please be reminded of the parking rules to avoid costly towing charges.

- Do not park behind garages or in fire lanes. Vehicles must be parked in designated parking spaces only.
- Cars must be moved every 72 hours. Cars parked in one space more than 72 hours are considered stored.

If you are unable to move your car in a 72 hour period, please call Dee or Liz to have the vehicle safe listed.

TRASH DISPOSAL

Our Trash bins are for household trash ONLY

- **BOXES MUST BE FLATTENED**
Please break boxes down flat before putting them in the dumpster. On line shopping has become so popular and most goods are received in boxes. If the boxes aren't broken down flat, they take up too much space in the dumpster and don't allow room for bagged trash.
- **NO CONSTRUCTION MATERIAL**
If you hire a contractor to work in your unit, be sure your contract includes that they dispose of all construction material **off the property and not in our trash bins**. Unit owners will be fined if their contractors use our bins!

IF EVERYONE ABIDES BY THESE RULES, OUR TRASH AREAS WILL LOOK SO MUCH NICER !

Architectural Approval is a Must!



If you will be doing any modifications to your home that can be seen from the common area (new windows, exterior doors, etc.) you are required to submit an architectural request application and approval must be given in writing prior to any work being done.

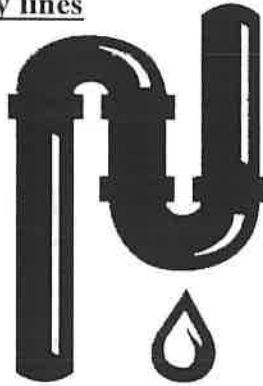
If you are in need of an architectural application, please contact Dee or Liz at Team Property Management.

Prevent Water Damage

Taking preventative steps can save you from costly emergency plumbing calls and water damage to your unit and/or your neighbors.

Supply lines and angle stops can burst without warning! Replace them BEFORE they burst!

- Routinely inspect under sinks and behind toilets for signs of leaking or corroded pipes.
- **Replace any pipes that look corroded or show the first signs of leaking.**
- Check all supply lines to your dishwasher, ice-maker, toilets, under sinks, behind toilets, etc. **Replace all plastic supply lines with braided, flexible stainless steel supply lines.**
- **Replace angle stop under sinks**
- Inspect all caulking around your tub/shower area, shower head, over-fill, etc. (Missing or old caulking will allow water to seep down the inside of the wall). **Replace caulking that is old and/or missing.**
- Replace wax seals at the base of the toilet.
Note: Tile flooring in a bathroom requires a **double wax seal.**



The cost to replace old supply lines and pipes BEFORE they break, will be far less expensive than the cost for water restoration services and property damage that can total thousands of dollars.

Tenants....please report any signs of plumbing problems to your landlord immediately.

*Happy
Valentine's
Day*

Friday, February 14th

Holiday Decorations

Thank you to those who shared your holiday spirit with us by displaying decorations and/or lights for all to enjoy. Please be reminded however, that any/all holiday lights/decorations must be taken down.

Roofing

Our needed roof repairs are in progress. Unfortunately, we have had some delays due to rain. The roofs must be completely dry for the adhesives and roofing materials to bond properly.

BOARD OF DIRECTORS MEETING

Date: February 10, 2020

Time: 6:30 p.m.

Place: Senior Center in Central Park
18041 Goldenwest St.
Huntington Beach

All owners are welcome to attend!

"TEAM" PROPERTY MANAGEMENT
639-8484 (Team's office)
639-8585 (fax)

Dee@thehoateam.com

or

Liz@thehoateam.com

February Gate Code 4618#