



# Huntington Continental 2021 Year End Update

Hello again Huntington Continental family and Happy Holidays!

We're at the end of 2021 and while we're still living with Covid, life has attempted to return to normal. Certainly, here at Huntington Continental we've been working at full speed! Lots of great projects this year to talk about, most importantly we upgraded the Playground 2 space! We flattened the area to maximize use of the space and were able to add a seating area and outdoor fitness equipment! This will be a huge property value boost, especially right next to the new pool, the whole area will surely be on every Zillow advertisement! Not to mention the added benefit to those that live here!

The HOA Board is happy to report that through continued focus on vendor management, while still pursuing necessary upgrades and improvements, we were able to come in under budget AGAIN! We are even more excited to report we will NOT be raising dues in 2022 AND the reserves are now almost 70%!! Property values continue to rise, 3b and 4b easily selling at or above \$600k!!

Now, we need to call everyone's attention to our next big task, updating the CC&R's. This hasn't been done since the community was established, and we were recently advised we cannot spend reserve funds we have for the exteriors of homes until we update them. We created a CC&R Committee with a group of homeowners to work on it, but we NEED YOUR VOTE on the final product!

## **Projects we completed in 2021!! We know you've seen them! Hope you like it!**

- ALL NEW Playground 2 – added seating and fitness! Big impact on community life and property values!
- New Property Management company – change to Optimum has been a good upgrade!
- New CCRs – take on termites and specify HOA vs Owner responsibility to align with what we thought.
- New Pool and Playground rules – update for new facilities and future proof for 'pandemic' type issues.
- New Dog trash stations all around community – easier to pick up and removed trash cans in courtyards!
- Replaced courtyard lights that were out with brand new LED lights, and SCE paid for it all!
- New landscaping continues as needed; you may have noticed bare areas with beautiful new additions!
- Vendor Management (cont'd) – better people, better (and fewer) contracts, better service.

## **Plans we have for 2022! – We want your input!! Attend meetings to learn more!**

- Clubhouse/Pool 1 Restrooms – looking to update and add a shower at pool 1!
- New cameras and internet at pool 2 to improve security reliability
- New Board Members!! – Sign up if you're interested, but at least vote in the new year!
- Continue to increase property values and manage costs!

**Remember to VOTE for CC&Rs and BOD!!**

All community info at [www.HuntingtonContinental.com](http://www.HuntingtonContinental.com)

**SIGN UP for email blasts! Owners AND tenants.**