

THE FARM GAZETTE

A MONTHLY PUBLICATION CREATED FOR THE FARM COMMUNITY

APRIL 2021

951-294-1104 Director of the Month



ACC Committee April House of the Month

**The Cisneros Family
33879 Harvest Way**



Mac Cat

Pet of the Month

Submit your pictures and article. You can email Denice at fpoagazette@gmail.com or bring your article and pictures to the Farm Barn. Original digital pictures work the best for quality.

Articles should be less than 500 words. If you have any questions, please call the office at 951-244-3719.



The Farm Main Pond
Another great location with
Catch & Release fishing
Stocked in 2020 with catfish
Need a fishing permit, call the Barn
office at 951-244-3719



Director of the Month
After office hours
Call 951-294-1104
www.thefarmpoa.org

Board of Directors' Message

Dear Fellow Farmers,

The FPOA Election ballots will be mailed by HOA Elections of California, Inc. no later than Tuesday, March 30, 2021. Please check the election timeline. If you are a homeowner and do not receive your ballot by April 5, 2021, contact the Inspectors of Election at HOA Elections of California, Inc. 1-888-589-VOTE (8683).

There will be an on-site ballot drop box provided by HOA Elections. It will be located in front of the Farm Barn at 33430 Harvest Way. ***Voting deadline for the on-site ballot box is no later than Friday, April 30, 2021 at noon.*** No ballots will be accepted the day of the meeting. Video conference instructions will be mailed. ***Please remember to vote. We need quorum of 33.33% or 407 valid ballots returned.***

The Farm Board of Directors – Cathy Neubauer, President; Dave Kentish, Vice President; Mike Leonardi, Corp. Secretary; Eileen San Giovanni, Treasurer; Paul Bakeman, Director; George Taylor, Director; and Roger Hillard, Director

2021 Pool and Spa Schedule (Spas are still closed by the Riverside County Health Department)

<u>Pools</u>	<u>Hours</u>	<u>Summer and Winter Months</u>
Pool 1 – The Farm Road.....	9:00 AM to 10:00 PM.....	Open Year Round; Pool not Heated – Nov. 1 to May 31
Pool 2 – The Barn.....	9:00 AM to 10:00 PM.....	Open Year Round; Pool not Heated – Dec.1 to February 28/29
Pool 3 – Wagon Train.....	9:00 AM to 10:00 PM.....	Open Year Round; Pool not Heated – Nov. 1 to May 31
Exercise (Swans) – Pool 2.....	7:00 AM to 10:00 AM	
Spa Pool 1 – The Farm Road.....	9:00 AM to 10:00 PM.....	Open Year Round; Heated Year Round
Spa Pool 2 – The Barn.....	9:00 AM to 10:00 PM.....	Open Year Round; Heated Year Round

(SUBJECT TO CHANGE)

2021 ELECTION TIMELINE

The FPOA Board of Directors' Election will be on

SATURDAY, MAY 1, 2021

The following is a timeline of events and cutoff dates leading up to the Election.

INSPECTORS OF ELECTION

HOA Elections of California
1001 Avenida Pico, Suite C-496
San Clemente, California 92673
Phone (888) 589-VOTE (8683)

NOMINATING FORMS

Available in the January and February Gazette, in the Farm Barn lobby, and on the website at www.thefarmpoa.org. Applications will be available 1/2/2021.

CUT OFF FOR NOMINATIONS

Completed forms must be received at the Barn office by 5:00 p.m. Friday, February 19, 2021

MEET THE CANDIDATES

After the FPOA Open Meeting on ~~Thursday~~ **CANCELED** ~~Thursday~~, March 11, 2021

at The Farm Barn at approximately 8:00 p.m.

ENDORSEMENT ARTICLES

Regular Gazette advertising rates apply.

All endorsements must be received and paid for by 2/10/2021 to be in the March issue and by 3/10/2021 for the April issue. Each paid endorsement will include *"Space paid for by (payee name)"*

BALLOTS WILL BE MAILED

No later than Tuesday, March 30, 2021

ELECTION DAY/ ANNUAL MEETING

TABULATION BEGINS (if a quorum is achieved)

SATURDAY, MAY 1, 2021

Polls are open ~~9:00 a.m.~~ **CANCELED - 12:00 p.m.**

Results & count announced after tabulation.

ELECTION RESULTS MAILED

15 days following the election

HOUSE OF THE MONTH

The Cisneros Family
33879 Harvest Way

By Denice Harrison, CMCA®

(Photo published in color on the front cover)

The Cisneros Family originally moved from Beaumont and lived in Lake Elsinore for a short time. They fell in love with the area and wanted to buy in The Farm. Looking into the area they felt safe moving to The Farm and are enjoying the quiet community.

August of this year will be seven years they have lived at The Farm. In that time they have painted, and had a new garage door installed. With the front yard landscaping, they used a lot of their own resources to save money. One resource used was recycling broken concrete and planting ground cover between the concrete. They installed a small piece of grass and also drought-tolerant shrubs and flowers. Included in the design are ornamental lights and decorations. If you have a chance to drive by, check out the beautiful Farm home maintained by the Cisneros Family.

SPECIAL ADVERTISING

By Gazette Editor Denice Harrison, CMCA®

The Farm Gazette can now offer a full page in color for an additional \$165 per month. This fee is in addition to the monthly advertising rate. If you are interested or have questions contact Denice at the Farm Barn or email at the address below. Advertising rates are located on page 31 in this issue.

Do you have a special birthday surprise you would like friends and family to see published in The Farm Gazette? We have advertising space available for birthday, anniversary, or special wishes. Please see Denice at The Farm Barn office or email to fpogazette@gmail.com. Regular advertising rates apply.



MEDICAL EQUIPMENT

By Beverly Bakeman

Please remember that we have medical equipment available for our Farmers to use free of charge. If you have a broken ankle, a sprain, or are just out of the hospital and weak, call Beverly at 951-244-1863. No donations are needed at this time.

THE FARM PROPERTY OWNERS ASSOCIATION
OPEN MEETING MINUTES
THURSDAY, FEBRUARY 11, 2021

THE PA SYSTEM WAS CONNECTED FOR RESIDENTS TO LISTEN IN THEIR VEHICLES.

MEETING PLACE: Farm Barn

CALL TO ORDER: By President Cathy Neubauer at 7:00 p.m.

PLEDGE & MOMENT OF SILENCE

ROLL CALL:

Cathy Neubauer	President
Dave Kentish	Vice President
Michael Leonardi	Corp. Secretary
Eileen San Giovanni	Treasurer
George Taylor	Director
Paul Bakeman	Director
Roger Hillard	Director
Denice Harrison, CMCA®	Association Manager

ABSENT: Dave Kentish - Excused

GUESTS: None

APPROVAL OF MINUTES

MOTION: ES/GT: Approval of Open Meeting Minutes, Thursday, January 8, 2021. M/C

OPEN FORUM

REQUESTS TO SPEAK: There were no requests to speak.

CLOSED OPEN FORUM

AGENDA ITEMS

INFORMATION: President Cathy Neubauer reminded residents to submit their nominations for the upcoming FPOA Election.

MOTIONED: ES/PB: To accept APN 362-471-003 be sent to collections and a lien placed on the property. M/C

MOTIONED: ES/PB: To accept APN 362-475-006 be sent to collections and a lien placed on the property. M/C

MOTIONED: ES/GT: To accept APN 362-352-003 be sent to collections and a lien placed on the property. M/C

MOTIONED: ES/ML: To accept APN 362-320-016 be sent to collections and a lien placed on the property. M/C

MOTIONED: ES/GT: To accept APN 362-272-008 be sent to collections and a lien placed on the property. M/C

INFORMATION: The treasurer's report was received.

INFORMATION: The February House of the Month honor was announced for the Fausto Family on Sunbonnet. The certificate and photo will be mailed.

DIRECTOR REPORTS

Cathy Neubauer-President

Cathy reminded everyone to wear their masks and stay safe.

Dave Kentish-Vice President

Dave was excused.

Mike Leonardi-Corporate Secretary

Mike reported the office staff is doing great with making appointments for essential needs. Customer service begins at 9:00 a.m.

Eileen San Giovanni-Treasurer/Liaison to Recreation Committee

Eileen reported 14 homes closed escrow for the month of January. Eileen thanked Cathy for dropping off Welcome packets to the residents.

George Taylor-Director

George reported that the maintenance organizational chart was added to the maintenance shop.

Paul Bakeman-Director/Liaison to RV and Community Garden

Paul reported nine new RV spaces were created.

Roger Hillard-Director

Roger welcomed everyone to the open meeting. If anyone would like to submit a Pet of the Month article or create a Farm interest story to contact Denice at the Farm Barn office 951-244-3719. Get to know your neighbors by taking a Gazette route.

OPEN FORUM

REQUEST TO SPEAK: There were no requests to speak.

Meeting adjourned at 7:10 p.m.

Approved by President Cathy Neubauer



Approved by Corp. Secretary Mike Leonardi



Transcribed by Denice Harrison, CMCA®

Re-Elect

Eileen San Giovanni

Resident & Volunteer for the
Farm since 2004



Since Moving to the Farm I have Continued to serve our community as a volunteer in many ways, here are just a few!

- As Treasurer on the Farm Board for 2 years, 2019-2021
- As Corporate Secretary on the Farm Board for 9 years, 2009-2018
- Crime Watch Driver & Committee Member for 15 years
- Founding Member, Recreation Committee for 13 years
- Founding Member, Community Garden Committee for 7 years
- Gazette Committee for 4 years
- ACC for 9 years
- Founding Member, Exercise Class for 7 years

It is my promise to:

- uphold our governing documents, ACC rules, and all applicable state laws
- show all Farm residents respect equally
- Encourage unity and discussion with my open door policy for all concerns and suggestions

*“Voting for me to serve again is voting for Honesty, Integrity, and
Transparency!”*

Sincerely,
Eileen (Iney) San Giovanni



APRIL PET OF THE MONTH

By Mac Cat

Hi, my name is MacKensie-Wallace but they call me the Mac Cat or Big Mac, you know like a Big Mac. I have lived in The Farm for almost 20 years, longer than many of you reading this article have lived here. In the earlier two thousands, I don't know why but I lost my home. There were several nice people on Plowshare that would feed me but I wanted a home. A very nice lady on Plowshare took me in and that was the start of a wonderful life.

The very nice lady was told I was a girl but she soon discovered that was not true. But the best part was she slept on the left side of the bed and I slept on the right. The lady next door was also very nice and she let me hunt mice in her backyard. I had plenty of food at home so I didn't eat them.

Then the nice lady married a very nice gentleman and we went to live on Harrow Hill. He really liked me and he let me sleep in bed with them. I would take an afternoon stroll and I will never know why someone shot me. I had over 100 bird shots and I lost an eye. That was over ten years ago and I have decided to stay home, especially since I have a wonderful home, plenty of food and company. Daisy was fostered and she fell in love with me so my wonderful lady adopted her. So I have had a great life for a cat.

MONTHLY ASSESSMENTS By Accounting Manager Debbie Myers

Payment of monthly assessments, (some call them dues) is very important. The assessments pay for the maintenance of all common areas, insurance, etc. The Board of Directors works very hard in order for the monthly assessments to remain at \$68 per month. They have remained at \$68 since 2018. Assessments are due on the 1st of the month and considered late after the 15th of the month.

There are many ways to pay your assessments.

- Place a check, money order or cashier's check in the drop box to the right side of the front door of The Barn.
- Place a check, money order or cashier's check in the drop box at the street in front of The Barn.
- Mail a check, money order or cashier's check to the FPOA at 33430 Harvest Way, Wildomar, CA 92595
- Set up Bill Pay through your bank. Be advised that your bank will mail a check to the FPOA. It is suggested that if you use this method you should initiate the bill pay at least one (1) week prior to the 15th of the month.
- Complete an ACH form and attach a voided check for the FPOA to deduct the monthly assessment from your bank account.

If you have any questions regarding paying your assessments, please contact the Accounting Department at 951-244-3719.



Morning Exercise and Weight Loss

Submitted by Michael Leonardi

Many studies show that regular physical activity can reduce cancer risk, but a study in the International Journal of Cancer found that timing of activity may also be important. Researchers discovered that physical activity which protects against breast and prostate cancer may be more beneficial when done in the morning (8 a.m. - 10 a.m.). Exercise late in the morning, at midday, or in the afternoon did not provide the protective effects, although exercise in the evening (7 p.m. - 11 p.m.) did provide protection for men.

Lifestyle changes, such as diet and exercise, are effective for reducing obesity regardless of age, according to a study published in the journal Clinical Endocrinology. Researchers found that volunteers aged 60 to 78 lost the same amount of weight using only lifestyles changes as those under 60 years old.

If you would like more information on both studies the information can be found at <https://onlinelibrary.wiley.com/>

Always check with your doctor before starting or making changes to any exercise or weight loss program.





Backyard Composting Ingredient List

Browns

Dry, high in carbon and slow to break down
50% of pile by volume

Greens

Fresh, high in nitrogen, contains moisture, breaks down quickly
50% of pile by volume

<u>Item</u>	<u>Warnings/Precautions</u>
Bark	None
Cardboard	Mix thoroughly with other ingredients to avoid matting. No waxed cardboard. (It is best to place cardboard in the recycle bin)
Coffee filters	None
Cornstalks	Very slow to decompose
Cotton fabric/string	None
Dryer lint	None
Hay and straw	Mix thoroughly with other ingredients to avoid matting
Mixed paper, junk mail, bills, paper towels napkins	Don't use envelopes with plastic windows (Paper should be shredded into one inch strips)
Newspaper	Only use newspaper printed with soy-based ink. Mix thoroughly with other ingredients to avoid matting. (It is best to place newspaper in the recycle bin)
Nuts	None
Pine needles	Very slow to decompose
Pruning from trees	None
Sawdust	Don't use painted, treated or artificial lumber
Tea bags	None
Wallboards	Don't use vinyl/paper wallboard
Wood chips	None
Wood ash	Use small amounts. Don't use if it is from painted, treated or artificial lumber
Woody waste (2x4 etc.)	Slow to decompose. Don't use if it is from painted, treated or artificial lumber

<u>Item</u>	<u>Warnings/Precautions</u>
Coffee grounds	Whole coffee beans can cause odor
Egg shells	None
Feathers	None
Flowers	None
Whole fruit, vegetables	Bury food 12" deep to avoid pests
Green weeds	Use before going to seed
Grass clippings	Mix thoroughly with other ingredients to avoid matting and odor. Avoid using clippings for a month after the lawn has been treated with pesticides.
Hair: human/animal	Mix thoroughly with other ingredients to avoid matting
House Plants	Don't use if diseased or infested
Manure	Mix thoroughly with other ingredients to avoid odors
Tea leaves	None

Preparation of Ingredients

Break, chop, crumble or cut the material into pieces that are no thicker than your little finger and no longer than six inches (6") in length. This will provide the organisms more open surface area for penetration to begin decomposing material. Smaller material size makes turning and mixing the pile easier.



YOU CANNOT PREDICT WHEN THERE WILL BE AN EMERGENCY OR DISASTER



You need to prepare before it happens, for everyone, including your Pets

Prepare for that Emergency NOW by joining FERT and receiving training. Knowing what you need to be prepared for you, your family, and your pet.

Do you have a Shelter-In-Place backpack for your family, for your beloved pet? If no, do you need to know what to put in it?

Did you register your Pet with the Farm Pet Registry?

Did you know that there is a resident that volunteers her time to keep track of your pets?

If your pet ever got out and you needed help finding them there is a Pet Registry that can help people match you up with your missing pet.

Contact Bree Plageman on the Farm Facebook Page or email her at Bree.Plageman@gmail.com to register your pet.

You never know when you are going to need assistance locating your beloved pet. Bree also works very closely with FERT.

F.E.R.T. has a need for someone to be the head of animal control, this position prepares for the needs of animals/pets when there is a natural disaster.

Meetings for F.E.R.T. are currently the first Tuesday of the Month in Millers Mill/EOC Shed at 6:00pm. If you have any questions please drop by one of the meetings or contact the Office and one of us will call you back.

FPOA GAZETTE
HISTORIC ARTICLE 10
FOR THE APRIL 2021 GAZETTE

By George W. Taylor

In this article I would like to digress from the trials and tribulations of The Farm and pay a little tribute to the men and women who lived, laughed and loved The Farm that made this community what it is today in what all of us call home. I want to start at a time when a small group of folks were looking to retire. There was a time when the companies that most folks worked for offered a retirement benefit with maybe stock options, pay and medical benefits for the rest of your days. I know that most of you don't remember such a time, but it was a time when things were built to last until the economy got wise and went the other way. At most, what was known as the "Golden Parachute", all unlike today, if you work for a company that didn't offer anything at all for the rest of your days. So here is a flavor of what used to be, besides the running of the Association that I have been telling you about until now. This is a flavor of life here at The Farm when things weren't as complicated and busy as the world is today.

This place, in our lives began with folks who lived in the busy Cities of Los Angeles and Orange Counties, I know, as I was one of them. Everywhere I and my wife went, there was a line to eat, a line to get money from a teller, a line to be behind a line of cars at a traffic light, a line to get into the movies. I, like many other folks, we were getting ready to hang it up, and to live somewhere else in peace. We spent almost a year looking for some place out of town.

My wife liked to bowl and had a friend who was also retired, and successfully made the switch, but she was long out of sight and out of mind. We discovered that there was promise in Riverside County so we kept going up and down what was 395, now the I-15. One day while on one of these jaunts, my wife remembered her friend (that she thought) moved to a place called The Farm near Lake Elsinore. We came, we saw and we bought a lot. We bought a manufactured home and had it moved here.

We found it to be a great place to be and since we were isolated somewhat from what appeared to be the rest of the world up here, our need was to be with other folks who had the same needs. We all became a tight knit group of retired folks. I attribute the most of it to the following:

At this same time there were continual self appointed retired watch dogs, historians and vocal residents here. Ed Corbitt was a former Army Judge Advocate (J.A.G.) who had a great deal of experience in the matters of the lawful activities being conducted by the then Board of Directors. He also wrote a book entitled The Farm Property Owners Association, "The Early Years". I remember him at a monthly evening meeting announcing to all of us that he had written this piece and asking for \$75.00 if anyone was interested in purchasing a copy. I bought a copy and have used it as a resource for much of these articles. We all had our certain talents with an urge to help promote our way of life here.

In 1984, there was also a fellow by the name of Bill Hurd, and in 1986, a third fellow by the name of Bill Weiland that came to prominence. Both Bills had some

sort of financial backgrounds and as such watched over our finances.

To these ends, and between these three residents, they provided as much oversight as could be mustered by the residents' then living in The Farm at that time.

I'll continue with the most famous Committee of all and the only Committee that the Association is required by law to have.

In the beginning, almost, as there is today, we have an Architectural Control Committee, herein and after to be affectionately referred to as your friendly ACC. The ACC Committee is also considered to be the most important committee in our lives here at The Farm. This committee may be a pain to some but it is what keeps your property value high in the eyes of lenders who would look around here and be interested in financing your home mortgage, or a loan. While it is a necessary inconvenience to some to the extent mentioned above, the work that your friends and neighbors who serve on this committee do, is really your friend in need, when the need arises. That's it for legality.

Back in these early days, beside these three legal beagles, and the ACC, the Association had many Committees. You name one, and the Association had one for it. We had a House Committee who took care of The Farm Barn activities, run by Tina Miller who made a pot of coffee each morning for the desire of those that may stop by. We had a Golf Committee run by Tina Miller. They played at all of the golf courses around Southern California. We had a Planning and Improvement Committees run by Cliff Miller and Dean Livingston who helped with the upkeep of the few amenities we had at the time. We had a Recipe Committee run by Beverly Berg, who had published four volumes of recipe booklets by 1984, these booklets were known as "Farm Fare".

We had a very active Crime Watch Committee run first by Raye Knowlton and then by Vic and Cathy Curtis, two shifts per night, every night and 86 volunteers at the most. We had a Gazette Committee run by Shirley Chililibost, continuing today by Denice Harrison. We had a CC&R and By-Law Committee, respectfully, run by Raye Knowlton. We had The Farm Fair Committee run by Jackie Dyck with Ernie Reimer as the M.C. We had a Travel Committee that went all over Southern California and Nevada, I don't know who ran that one. Not to forget the original teen club and the pet registry that Cheryl Parrish and her husband Ray sponsored for our kids and for our gone-a-stray animal friends.

Today most all are gone and COVID-19 has completely stopped those few and new committees that are still around that were continuing to provide these same needs today.

It was the way of "Life on The Farm" and way to get together, a way to know each other, and a way to fill that need both to the benefit of the Association and to each of us, as a resident family. It brought a sense of cohesiveness with the desire to be a part of.

We still have our Recreation Committee waiting in the wings, ready to continue to give us our monthly dose of togetherness when this pandemic is done with.

(Continued on Page 13)



COOK'S CORNER

"YUMMY FOR THE TUMMY"



GARLIC BROWN SUGAR CHICKEN THIGHS

By Jane Merrow

8 bone in, skin on chicken thighs
salt and pepper to taste
3 Tbsp. butter
4 cloves garlic, minced
¼ cup packed brown sugar
1 Tbsp. honey
½ tsp. each dried oregano, thyme and basil



Picture courtesy of www.allrecipes.com

1. Heat oven to 400 degrees and season chicken with salt and pepper.
2. Melt 2 Tbsp. of butter in large oven-proof skillet over medium-high heat. Add chicken, skin side down, and sear until brown, 2 to 3 minutes per side. Remove chicken to a plate.
3. Melt remaining butter in skillet and add garlic; cook and stir until fragrant. Remove from heat and stir in brown sugar, honey, oregano, thyme and basil, until well combined. Return chicken to skillet
4. Bake in the preheated oven until chicken is no longer pink and at the bone and the juices are clear (25 to 30 minutes) (165 F.)

This goes great with steamed rice and a vegetable. Enjoy!

P.S. (You can split this recipe in half quite easily.)

With respect to actual Service Clubs here in The Farm, I would turn to the Farm Lions Club mainly sparked by Ernie Reimer, Doug Harms, later by Tim Mendoza. As years passed, the ladies were integrated into this group; they built Harrow Hill Park and served goodies every Fourth of July in front of The Farm Barn. I believe there was also either a Brownie or Girl Scout troop at the time.

There was a lady by the name of Dorothy Child. She was affectionately referred to as "Dolly". She and Tina Miller were instrumental in those early years making quilts and putting on spaghetti dinners to raise money for our first planned to be our second bigger and better club house that didn't happen. Gordon Coutts Sr., Vic and Cathy Curtis who followed Raye Knowlton running Crime Watch, and Norma Suchand ACC, along with other folks that were friends and neighbors serving a common cause, too numerous to mention. Back on Track next month.



BUTTERFLY WORD SEARCH

K Y S D L U S S T F H B M I R
H A P W A P Q I T Y K E R X E
L Q L U A N N W L D T G C I Y
E M U V K L A Q O A A Q A A Z
B P M R D O L I M L S L T W F
E R J C O M M O N D M Y E B W
Z O U P O R R G W E O V R J I
E B D S O P N U T T N M P H H
J O Y W H L B A Z N A F I F C
H S Y O S F L Y K I R I L Q R
D C S S G M O E K A C N L H R
M I G R A T I O N P H A A S B
S S O R N N E C T A R N R O J
O S K I P P E R S E T I H W M
S B L U E S G N I W D R I B W

CATERPILLAR

MOLT

POLLEN

PAINTED LADY

BIRDWINGS

METALMARK

PLUM JUDY

CHRYSLIS

METAMORPHOSIS

MIGRATION

NECTAR

PROBOSCIS

MONARCH

DANAINE

SWALLOWTAILS

WHITES

BLUES

BRUSH FOOTED

SKIPPERS

COMMON

JEZEBEL

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The Farm Saver

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A/C
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FOR YOU
TO SELL YOUR HOME**

- PLUS -

*30 years of combined
experience*



Broker Associates

**The Right Broker
Makes All
the Difference**



ALMA WESSON

Broker Associate

951.285.6551

DRE# 00756152

Alma.Wesson@gmail.com



KATHI KEMMIS

Broker Associate

951.218.4284

DRE# 01797443

KathiKemmis@gmail.com

If your home is currently listed, this is not intended to solicit other broker listings. 🏠📞

ACC CORNER



Architectural Control Committee Message:



Any architectural changes or improvements to the exterior of your property require approval from the ACC before work can be initiated. You must fill out an Architectural Change Application; this application can be printed from the website at www.thefarmpoa.org or use the form published on the next page in this issue. See the April calendar for the deadline on submitting your application for the next meeting.

Reporting to City Code Enforcement & Public Works



Did you know you can report city code violations or request maintenance on city infrastructure easily online?

Visit cityofwildomar.org

Click- Menu>Government>Departments>Code Enforcement or Public Works to submit a report.



April ACC Evaluation:

The second quarter ACC evaluation begins this month. The committee members and staff will be checking for paint violations in addition to the regular violations. No pole lights.



Responding to Violation Letters - Tips:



Tip 1: Understand why the rules exist

The Architectural Control Committee is in place to ensure that every homeowner's equity is protected. Not everyone has the same ideas about how a community should look or what type of conduct qualifies as "neighborly." By organizing these guidelines and formalizing them in our governing documents, The FPOA clearly outlines what will be expected from you and what you have the right to expect from your neighbors.

Tip 2: Ask why you received the notice

If you're caught off guard by a notice, then there's a chance you didn't know you were in violation of ACC rules. Contact the FPOA staff at The Farm office and ask for an explanation. Understanding where the ACC is coming from can help you contextualize the notice.

Tip 4: Understand that it is a progressive process

The process looks like this: 2-week courtesy notice, notice of hearing with the FPOA Board (10-days to correct violation), and lastly a notice regarding the decision to fine for non-compliance. From the first notice to the last, the FPOA gives residents over 25 days to correct their violation; you will have ample time to ask questions, correct the problem and share your concerns with the board before facing a penalty.

Don't wait until the last minute to ask questions.

Tip 5: The process is confidential and is not an attack on your character

Please do not assume that you are the only one on your street who received a violation letter. After every inspection, we receive complaints asking why a violation letter was sent to the person and not the "messy neighbors next door". Please know that the process is confidential, you will not receive status updates on your neighbor's compliance notices. Trust that the ACC is committed to impartiality; please know that due process is underway.

Tip 6: Familiarize yourself with FPOA Architectural Guidelines

Know what is contained in the Architectural Guidelines so you are aware of which compliance issues need to be absolved. Read the requirements, how they were violated, the fine schedule, and the remediation process. Understanding the contents of The Farm rules and regulations makes it easier for the discussion to move forward.

THE FARM PROPERTY OWNERS ASSOCIATION
Architectural Control Committee
 33430 Harvest Way, Wildomar, CA 92595
 (951) 244-3719; FAX (951) 244-0553

ARCHITECTURAL CHANGE APPLICATION

_____	_____
OWNER'S NAME	ACCOUNT NUMBER
_____	_____
ADDRESS OF PROJECT	DESIRED PROJECT START DATE
_____	_____
OWNER'S PHONE NUMBER	ACC CHECKED DATE (materials used)

SUBMISSION DATE	

Please submit this form to The Farm Barn office for the Architectural Control Committee's recommendation to the Board for approval of any exterior architectural changes to your property with: 1) a detailed description of the project below; 2) a sketch of the proposed plan, including dimensions; 3) photo(s), if applicable, and 4) paint sample(s), if appropriate. If this application is submitted without the required materials listed above, your application will not be accepted by the Architectural Control Committee.

WORK CANNOT COMMENCE UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED.

Please review the FPOA's Declaration of Covenants, Conditions, and Restrictions ("CC&R's") and the Architectural Control Rules ("ACC's") to confirm that your project falls within those restrictions and rules.

CHECK AND DESCRIBE THE PLANNED IMPROVEMENT(S)

PATIO; COVER LANDSCAPING PAINT ROOF FENCE- HEIGHT ___' SOLAR Other _____

ALL DETAILS MUST BE INCLUDED ON THIS PAGE (no attached sheets other than a sketch): _____

READ AND INITIAL - The protocol set forth for ACC Change Applications is for the office staff to review the application for ACC Rules compliance and try to assist the owner with questions. If there is any doubt that the application may not be in compliance or approved, a photo is taken of the outside of the property from the street for the ACC meeting. The ACC members may choose to drive by the homes that are applying for ACC approval to see the property firsthand.

READ AND INITIAL - The FPOA strongly recommends to owners who hire contractors that they hold a license issued by the California State Contractors Board and the necessary insurance. Approval of the above-planned change(s) does not imply compliance with any City, County, State and/or Federal Ordinances, Regulations or Laws. Compliance with all appropriate permitting requirements is the sole responsibility of the owner.

Homeowner's Signature: _____ Date: _____

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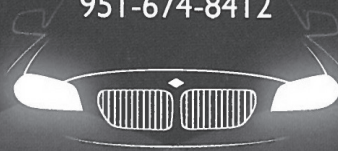
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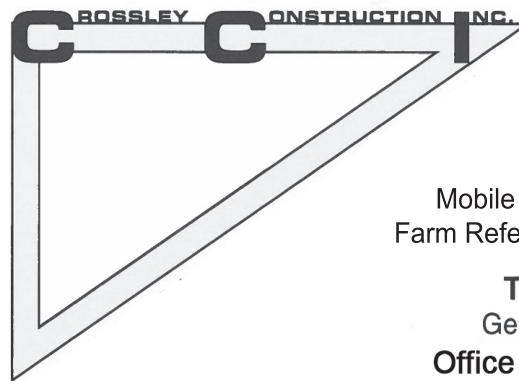
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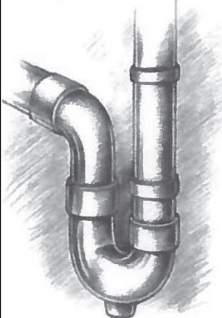
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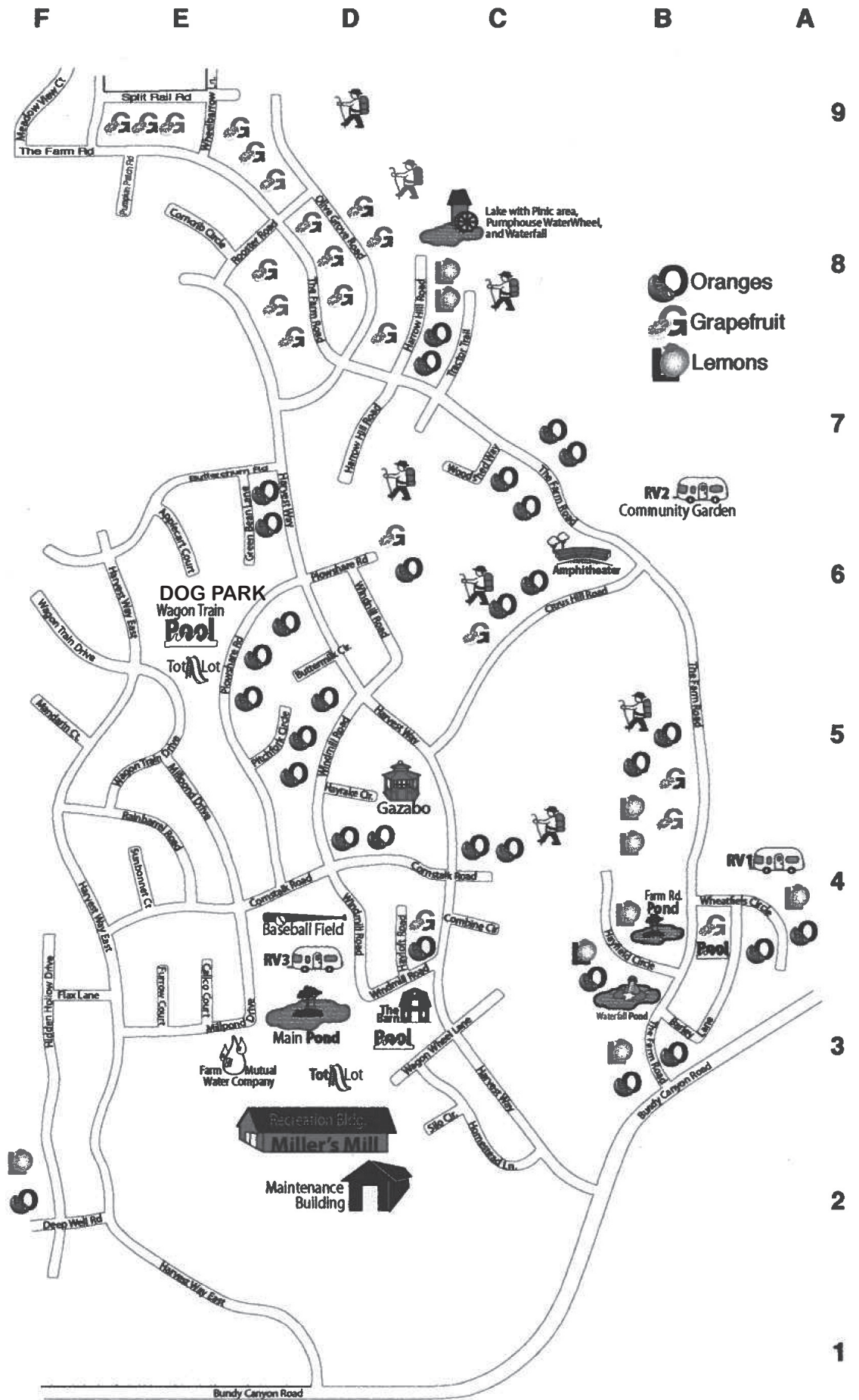
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The Farm Map

Streets

Applecart Court	E-6
Barley Lane	B-3
Bundy Canyon	D-1
Butterchurn Rd	E-6
Buttermilk Circle	D-5
Calico Court	E-3
Citrus Hill Rd	C-5
Combine Circle	C-4
Comcrib Circle	E-8
Comstalk Rd	D-4
Deepwell Rd	E-2
Flax Lane	E-3
Furrow Court	E-3
Greenbean Lane	D-6
Harrow Hill Rd	D-7
Harvest Way	B-2
Harvest Way E.	D-1
Hayfield Circle	B-3
Hayloft Rd	C-4
Hayrake Circle	D-5
Hidden Hollow	F-2
Homestead Lane	C-2
Mandarin Court	E-5
Meadowview Court	F-9
Millpond Drive	D-3
Olive Grove Rd	D-8
Pitchfork Circle	D-5
Plowshare Rd	E-4
Pumpkin Patch	E-8
Rainbarrel	E-4
Rooster Rd	D-8
Silo Circle	C-2
Split Rail Rd	E-9
Sunbonnet Court	E-4
The Farm Rd	B-3
Tractor Trail	C-7
Wagon Train Dr	E-5
Wagon Wheel Ln	C-3
Wheatfield Circle	A-3
Wheelbarrow Ln	E-9
Windmill Road	D-4
Woodshed Way	C-7



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ACC Administrative Asst..... 244-3719, Ext. 105

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If you have any questions, please contact HOA Elections of California, Inc. at 888-589-VOTE (8683).