

*Professionally Managed By:*  
**Prime Association Services, Inc.**  
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[www.theprimeas.com](http://www.theprimeas.com)



# AURORA HEIGHTS FALLBROOK, CA

## CONTACT US

If you have any concerns or questions regarding the community, please do not hesitate to contact your management team members:

**Lia Gomez, CCAM-ND**

*Community Manager*  
[liagomez@theprimeas.com](mailto:liagomez@theprimeas.com)

**Natalie Gaines**

*Administrative Assistant*  
[nataliegaines@theprimeas.com](mailto:nataliegaines@theprimeas.com)

**Prime Association Services**  
27290 Madison Avenue, Suite 300  
Temecula, California 92590  
Phone: (800) 706-7838  
Fax: (800) 706-7858

We maintain a 24-hour after-hours *common area* emergency response service. To report an after-hours common area emergency, please contact Prime Association Services at **(800) 706-7838**.

Examples of true common area emergencies are:  
irrigation leak, cold spa, fallen over tree, fire, etc.

For life and safety emergencies, please call 911 first.

Examples of NON-EMERGENCIES are:  
dogs barking, noisy neighbors, dead plants etc.

For all other routine common area maintenance calls, please contact us during normal business hours.

## COMMUNITY WEBSITE & POOL AREA WIFI

The Aurora Heights Community website address is: <https://www.auroraheightshoa.com>. You may create an account and pay your monthly dues online, view the clubhouse reservation availability, obtain copies of non-escrow HOA publications/documents, etc.

There is now WIFI available at the pool area and clubhouse for resident use. In order to prevent outsiders from using it, the WIFI information will not be posted in the common area:

**WIFI Login:** SSID Verizon – C8A6  
**Password:** aurorahts3101

## 2022 BOARD MEETING SCHEDULE

Below is the 2022 Regular Session Board Meeting Schedule:  
*1/27, 4/7, 7/28, 9/22, 12/15*

Regular Session Meetings are scheduled to begin at 5:30 PM via Zoom. The **Zoom Meeting ID** is: 881 676 9679, **Passcode:** swKdg9

*The Board of Directors will be present via Zoom. The meeting can be accessed by going to [www.zoom.us](http://www.zoom.us) and clicking on "JOIN A MEETING", enter in the Meeting ID and then click "Join". Next, you will be prompted to enter in the Password to access the meeting. If you do not have access to a computer, tablet, smart phone, you may also access the meeting by dialing (669) 900-6833 and follow the prompts. Please use the Meeting ID and Password listed above. Once you join, you will be placed in a "waiting room" until the meeting is ready to begin.*

## NEW REVO PAYMENT SYSTEM

As a reminder, monthly Association dues are due on the 1st of the month, and late if received after the 15th of the month.

To pay your monthly assessment, please login to our new online payment system:

<https://search.revopay.com/primeassociationservices>

You will need your account number to proceed. Please be reminded that you need to enter your account number with spaces (between numbers) as listed on your statement. If you require assistance with this, please contact us and ask for a billing representative.

## HOA 101

**Common Area**—Areas maintained by the HOA corporation. These components are itemized in your operating and reserve budget. Essentially everything beyond your lot line (except for streets, those are public.)

**Board Meetings**—Per California Civil Code (HOA governance), Executive Session is closed to members unless you are invited to the meeting; usually for a disciplinary hearing. Regular Session is Open to the members to sit in and listen to the discussions and deliberation of agenda business items. The Board will give you the floor to address the Board of Directors during Homeowners Forum.

**Board Members/Directors**—Elected/appointed homeowners who have volunteered to serve on the Board to enforce the governing documents and make decisions for the best interest of the Community and keep the HOA legally compliant. If you are interested in serving, please contact us!

**Assessments**—Monthly HOA dues that are subject to liens if unpaid. Assessments are like a mortgage, due regardless if you receive a courtesy billing statement or not. If you are running behind, contact us to enter into a payment plan to avoid irreversible billing fees.

## REAR YARD INSTALLATION REQUIREMENTS

Within six (6) months of the initial purchase of the Lot from the Developer (Beazer Homes), the Owner must complete the install of approved landscaping upon all yards and slope areas not landscaped by the Developer. The Owner shall submit a Design Request Application to the Association specifying the proposed landscaping and obtain Association approval of that application. Owner shall complete **the installation within three (3) months of obtaining approval from the Architectural Committee (AC.)** The Association will collect, through escrow on the initial sale of the Lot, a \$145.00 fee to cover the expected landscaping Design Review Application fee. Once approved, please be sure to send a Notice of Completion Form with pictures to management for the architect to sign off on the improvements. This is the final step in the process.

**NO REVIEW WILL OCCUR unless all required plans, forms, fees and information for your proposed improvement(s) are included in your submittals package.**

## TRASH BINS

Trash bins must be stored out of view; this means behind your rear yard door and **not** on your side yard or in front of your garage door. Trash, garbage, or other waste shall be kept only in approved properly closed sanitary containers. No trash or debris is to be left in any area that is visible to others, if you require a large -item pick-up, please schedule this with the trash company as the HOA is not responsible to coordinate removal of your excess trash.

**Containers shall be placed in designated areas no earlier than 6:00 p.m. on the day before trash pickup is scheduled.**

**Containers must be returned to garages by 11:00 p.m. on the day trash pickup is scheduled.**

**Trash Day: Monday**

**Failure to properly store your trash bins will result in a fine.**

## PET RULES REMINDERS

**Pets in the Association Property.** Pets are not permitted to roam in the Common Property unleashed.

**Pet Waste.** Fecal waste deposits made by pets on any Common Property, including landscaped area, must be promptly cleaned up by the owner of the pet. Waste must be put in a tightly sealed plastic bag before being disposed of. Any resident not complying with this provision may be subject to fines.

**Disturbance from Pets.** Barking dogs left in any yard or will not be tolerated. Any pet that makes noise disturbing to a neighbor must be confined within its Owner's home in a place from which such noise cannot be overheard. Residents who are disturbed by an animal are urged to first contact their neighbor and if unsuccessful, may contact the Association in writing with a formal complaint and are encouraged to contact the County.



## HOLIDAY DECORATIONS

**Acceptable Timeframe.** The acceptable timeframe for winter holiday decorations is from the day after Thanksgiving until January 10th. All other decorations must be displayed no more than fifteen (15) days prior to the day of the holiday, and must be removed within ten (10) days after the holiday.

**Location.** No Owner may place holiday decorations within the Association Property.

**Lights.** All holiday lighting must have a "UL" or comparable rating. Outdoor lights must be designed for outdoor use. Please ensure that lights do not disturb other Owners.



## HOMEOWNER LAWN MAINTENANCE

- Keep lot free from trash, litter and noxious weeds.
- No bare earth/dirt. Exposed drip lines must be covered with mulch/ground cover, grass whichever applies to the scheme of your front yard.
- No tree stakes to be left on front yard without a tree between them.
- Remove and replace dead trees in front yard with a like-for-like tree. Do not leave a dead tree in front yard.
- Remove and relace dead shrubs/hedges/plants from planters, pots, or any portion of front yard landscape.
- Obtain written approval for exterior modifications.

## COMMUNITY SERVICE PROVIDERS:

- **Landscapers:** Brightview Landscape Services  
*Service Days: Monday & Tuesday. Community is serviced on a 4 week rotation schedule.*
  - **Pest Control:** Accurate Pest Control  
*The common area is treated monthly for general pests, gopher and rodent control on a monthly basis. Accurate Pest offers homeowner discounts. Contact 844-GOT-ANTS for pricing and service options.*
  - **Janitorial:** Espinoza Clean Sweep  
*Service Days: Mon/Wed/Sunday*
- Pool:** Precision Aquatics/**Pool Heating:** 5/1–10/31 \*pool temp 82° and the spa to 103°\* **Winter Schedule:** Mon, Wed, Fri/**Summer Schedule:**