

WINSTON SQUARE NEWSLETTER

<https://winstonsquarehomeowners.com>

APRIL 2025 ISSUE

Board of Directors

Lee Hammer	President
Johan Forsman	Vice-President
Karon Franzella	Secretary
Doug Stewart	Treasurer
Ken Rachko	Director

Property Management Company

Pierce Property Management
969-G Edgewater Blvd., PMB #333
Foster City, CA 94404-3760
Manager's Cell Phone: (650) 520-5689
Email address: winstonsquarehoa@gmail.com

Emergency Only: (800) 901-5762

Loral Landscape Services: (650) 340-6940
PalAmerican Security: (408) 978-9111

Property Management Update

At this year's Annual Meeting, the Board of Directors approved the budget for the new fiscal year that begins this month. **The new budget was approved by the board for a \$25 increase dues @ \$275.00 per month!! We remind all owners that we do not accept partial payments.** Your payment is due upon receipt on the first day of the month being billed and must be **received** by noon on the 22nd of each month. If the 22nd falls on a weekend, then it must be received by noon on the Friday before. A \$25.00 late charge will be assessed to your account for any unpaid balances owed at that time. Accounts that are more than two months overdue are sent to our HOA attorney for collections which includes a lien on the property.

For April all late fees are waived for receiving this newsletter and invoice late. The matter has been resolved and late fees will continue as usual in May. Please read the back of this newsletter to learn more.

New Residents

We continue to find owners in Winston Square HOA that are not carrying the proper hazard insurance on their homes

You must have an HO3 Policy with your carrier just like a single-Family home. You own your lot and structure so having an HO6 policy leaves you underinsured! Please verify with your agent that you have an HO3 Policy and not an HO6 policy

Community Corner

At this year's Annual Meeting, incumbents Johan Forsman, Karon Franzella and Ken Rachko were re-elected to a two-year term on the Board. In addition, the Federal Tax Revenue Resolution passed by a vote of 116 (yes), 4 (no) and 1 (abstention). Thanks to everyone who sent in their ballot!

This year's winner of the Annual Meeting \$50 gift certificate is: Elizabeth Clark of 959 Diaz Lane.

As a reminder, it is illegal to feed the squirrels, ducks and Canadian geese in Foster City! Also, please maintain your bird feeders whose seeds attract rats!

Once again, we remind all Owners and their tenants that Garbage and Recycling waste bins are not to be stored in the common area! Our pickup day by Recology is on Thursday and per the City of Foster City Ordinance and Winston Square HOA Rules, you can not place your containers out more than 24 hours before the pickup time or keep them out more than 24 hours after Recology has picked up!!

Quote of the Month

"The greatest glory in living lies not in never falling, but in rising every time we fall."

- Nelson Mandela

Dear Homeowners,

We hope this newsletter finds you well. We would like to take a moment to update you on some important matters related to our community's invoices and financial management.

**** Late Invoices Update ****

Due to unforeseen circumstances, we have encountered delays in processing the current invoices for our community. We understand how essential timely invoicing is for your budgeting and planning, and we sincerely apologize for any inconvenience this may cause. Our team is actively working to resolve these issues and ensure that all homeowners receive their invoices promptly moving forward.

To enhance communication and expedite future invoicing processes, we strongly encourage all homeowners to provide us with your email addresses. By receiving your invoices via email, you will benefit from:

Automated Notifications: Instant alerts when invoices are sent out.

Convenience: Access to your invoices instantly, directly from your inbox.

Eco-Friendly Approach: Save paper and reduce waste in our community.

**** Next Steps ****

If you have not yet provided your email address, please send it to us.

Thank you for your understanding and cooperation during this time. Together, we can ensure our community remains informed and engaged.

Warm regards,
Benjamin Pierce

Next Board of Directors Meeting

The next meeting of the Board of Directors will take place on May 15, 2025 @ **7:00** pm
in the clubhouse located at 858 Cortez Lane.
All **Owners** are welcome!