
STREAM HOUSE COMMUNITY ASSOCIATION

June 22, 2021

Dear Stream House Community Association Owner:

The Stream House Community Association Board of Directors has prepared a draft new specification for the replacement of unit windows in the community to allow for **white windows** as well as the previously approved black or bronze option. The draft version of the new window specification is enclosed for your review. The Board is offering homeowners this opportunity to offer comments about the new specification, as required by California Law (SB323).

The new specification will be considered by the Board in open session at the Board meeting scheduled for July 19th, 2021. Members should submit comments in writing and send them to management in advance of the Board meeting for the Board to review and take into consideration.

The Board is also pleased to update the community on the below projects:

- Tree Trimming is taking place from June 21st – June 25th with the landscapers, BrightView.
- As of the meeting on June 21st, the Board has approved for a new vendor to take over the maintenance of the Streams in the community. The new vendor working on the Streams is Lake Management, Inc. The Board will work with the new vendor to approve for the necessary repairs to be made.
- The Stream House website is now up and running! Please visit the website for future newsletters to be posted at <https://streamhouseassociation.org/>.

The Board would like to remind homeowners to refrain from feeding any wildlife in the community including ducks, rabbits and squirrels. Ducks greatly contribute to undermining the soil, muddying the water and destroying the water plants. While these creatures find their way naturally to the community, they should not be encouraged to stay by residents or guests feeding them.

Last, please be advised the annual election has been rescheduled to July 19th as the community has not reached a quorum yet. If you have not turned in your ballot please so do.

If you have any questions or concerns, please email the Community Manager, Kaycie Lambright at klambright@powerstonepm.com.

Sincerely,

**The Board of Directors
Stream House Community Association**

STREAM HOUSE COMMUNITY ASSOCIATION

DRAFT Specifications for Replacement of Unit Windows

Changes to be considered at the Board meeting on 7/19/21

1. A written request including brochure or description of window must be submitted in writing to the Property Manager.
2. Homeowner must have written approval from the Board of Director or Property Manager prior to installation.
3. Unit windows must be in good repair and well maintained.
4. No structural changes are permitted.
5. Window frames are to be black, bronze or white aluminum or vinyl. The window frame is not to exceed 1.75 inches in width.
6. Window glass may be one of the following colors: clear or standard 44% gray. Window may not have any grid or mullion.
7. The windowpanes can either be single or double pane. However, double pane is recommended.
8. The window must be installed by a professional window installer. Homeowner will be liable for 100% of the cost to repair any damage to the structure caused by improper installation.
9. The Association reserves the right to require a homeowner to remove a unit window if it is installed without prior approval, or the window does not meet the above specification.