



Solano Verde Ranch Homeowners Association



Newsletter

June 2007

After Hours Emergency:

In the event there is an after-hours emergency, please call (818) 907-6622 and our after hours emergency line will assist you.



Questions, Concerns & Complaints:

If you have any complaints, questions or concerns, please address it to your Community Manager, Michelle Atkinson. Please send your written request via fax to (818) 363-4477 or email Michelle at matkinson@rossmorganco.com.

Next Board of Directors Meeting

The next Board of Directors meeting will be held on June 12, 2007.

Annual Meeting

The Annual Meeting date is July 10, 2007 and will be held at the Somis Union School Library. We will be mailing out secret ballots soon and it is very important that they are returned to us before the meeting, unless you're planning on coming to the meeting. Please remember, your attendance is very important!



Board of Directors

Bill Taylor
President

Steve Sharpe
Vice President

Jonathan Bergman
Treasurer

Tom Godecki
Secretary

Clara Santiso
Delegate at Large

Happy Father's Day



Ross Morgan & Co., Inc.
11145 Tampa Avenue #17B
Porter Ranch, CA 91326
(818) 363-0399

Community Manager
Michelle Atkinson, ext. 101

Assistant Manager
Charlene Gonzalez, ext. 103

Architectural Questions
Michelle Atkinson, ext. 101

Ross Morgan & Co., Inc.
15315 Magnolia Blvd. #212
Sherman Oaks, CA 91403
(818) 907-6622

Accounts Receivable
Kelly Cheek, ext. 266
Tamar Soutanian, ext. 265

Billing
Josh Spies, ext. 209

Escrow
Esmeralda Quiroz, ext. 207

BEWARE OF RATTLESNAKES



Please be extra careful during the pending warmer weather. Snakes hide in cool places during the hotter months. It is better to assume the snake poses a danger. Contact Animal Control at (805) 388-4341 or (888) 223-PETS.

WATER SAVING TIPS!

Every day, there are many simple little things we can do around the house to save water, money and help the environment.

Take a look through the tips below for some clever shortcuts to savings:

- Checking for leaks in taps, pipes and dishwasher hoses is an easy way to reduce water wastage. Remember, one leaking tap can waste more than 2,000 liters a month.
- The most water efficient methods for cooking vegetables are microwaving, steaming or using a pressure cooker. You can also cut down on water loss by using tight lids on pots and simmering instead of boiling rapidly.
- Installing water efficient taps or tap aerators is great, inexpensive way to cut your water usage without you even noticing.
- Put the plug in the sink when washing your hands instead of holing them under running water.
- Thaw frozen foods before you need them or use the microwave instead of placing them under running water.
- Prevent taps from leaking by turning taps off lightly and replace washers as soon as they begin to leak.
- Automatic dishwashers can use up to 40 liters of water per load. By using a dishwasher with at least a 3 star/AAA rating, you can get this figure down to 18 liters per load and still get the kind of sparkling clean dishes you're used to.
- Its best to wait until you have a full load in your dishwasher before using it. This saves water and energy and reduces the amount of detergent entering the sewage system.
- Keep a container of water in the fridge so that you wont need to run the water down the sink until its cool enough to drink.
- Washing fruit and veggies in a half-filled sink instead of running under water is a great way to cut back on water wastage.
- Rinsing your dishes in a plugged sink rather than under a running tap saves water and is just as easy and effective.
- Use a sink strainer.
- Try to use phosphate-free, eco-friendly detergents and cleaning products - there's a great range to choose from these days and they're much better for our environment.
- Remember to regularly clean the lint filter on your washing machine.
- Most washing machines have a load adjustment button or dial, so try to set this to match the amount of washing you're doing. If your machine doesn't have a load adjustment function, try to wait until you have enough washing for a full load.
- Installing one of the latest 3 star/AAA rating showerheads can give you a great shower and save you around 10 liters of water a minute. They also save you energy costs, as you'll use less hot water.
- To rinse your razor, run a little water into a plugged sink. Rinsing your razor under a running tap wastes lots of water.
- There's no need to leave the tap running while you brush your teeth. Simply wet the toothbrush before you begin and use a glass of water to rinse your mouth.

GREEN RICE RECIPE



Ingredients:

- 1 lb. tomatillos, husked, washed and coarsely chopped
- 1 yellow onion, coarsely chopped
- 3 garlic cloves
- 1 1/2 cups fresh cilantro leaves
- 1 1/4 cups chicken stock
- 2 Tbs. canola oil
- 2 cups long-grain rice, rinsed
- 2 1/2 tsp. salt

Directions:

In a deep bowl, combine the tomatillos, onion, garlic, cilantro and stock. Using an immersion blender, puree the mixture until smooth. Set aside.

In a saucepan over medium heat, warm the oil. Add the rice and salt and cook, stirring constantly, for 3 minutes. Add the tomatillo mixture and stir to combine. Bring to a boil, then cover and reduce the heat to low. Cook until all the liquid has been absorbed and the rice is tender, about 25 minutes. Remove from the heat and let stand for 10 minutes, then transfer to a serving bowl. Serves 6.

POSTAGE RATE INCREASE NOTICE

The governors of the US Postal Service approved an increase in the price of a first class stamp to 41 cents, authorized the issuance of the Forever Stamp and approved shape based pricing. These new prices will take effect Monday, May 14th. However, they delayed implantation of new prices for periodicals and requested reconsideration for some mail classes.

Forever Stamp

The governors approved the Forever Stamp, which will sell at the new 41 cent first class mail one-ounce letter rate. The value on these stamps will always be the one-ounce letter rate can be used for any future one-ounce letter mailing without extra postage.

Shape Based Pricing

The new prices also reflect differences in the costs of handling letters, large envelopes (flats), and packages. Mailers are encouraged to consider options available to reduce postage costs. For example, if the contents of a first class large envelope are folded and placed in a letter sized envelope, mailers can reduce postage by as much as 39 cents per piece.

Standard Mail Flats

The governors are concerned that price increases recommended by the PRC may impose an unnecessary “rate shock” on the catalog industry, particularly small businesses. The recommended increase for some catalog mailers is as much as 40 percent, which is more than double what the Postal Service had proposed.

Nonmachinable Surcharge

The PRC decision on first class mail 2-ounce and 3-ounce letters does not differentiate between machinable and nonmachinable. The governors believe this warrants further analysis to ensure there are incentives for mailers to provide letters that can be processed at lower cost on efficient sorting equipment.

Priority Mail Flat-Rate Box

The PRC recommended a rate of \$9.15 for the priority mail flat rate box, which is \$1.05 above the current rate. The governors believe a rate below \$9 would be more appropriate for this popular consumer and business product and would be cost justified.

Delayed Implantation

The Board of Governors also delayed until July 15 implementation of the new prices for periodicals (magazines and newspapers) to allow time for the publishing industry to update computer software and adjust to the complexity of the PRC recommended rate structure for periodicals. The postal service had proposed a single container charge for periodicals, but the PRC recommended 55 different prices based on container type, entry point and level of sortation. The Postal Service has annual revenues of \$73 billion and delivers nearly half of the world’s mail.

Following are the increases in postage prices effective May 14.

- **First Class Mail:** Letter, bill, payment, greeting card: from 39 cents to 41 cents.
- **Wedding Invitation:** (2 ounce): from 58 cents to 63 cents.
- **Postcard:** From 24 cents to 26 cents
- **Bank Statement:** (2 ounce, 3 digit, barcoded): from 55 cents to 46 cents.
- **Utility Bill:** (5 digit, barcoded): from 29 cents to 31 cents.

Priority Mail

- **Flat Rate envelope:** From \$4.05 to \$4.60
- **Flat Rate box:** From \$8.10 to \$9.15
- **12-pound:** (Chicago to Los Angeles): From \$19.80 to \$24.10

Express Mail

- **Flat Rate envelope:** From \$14.40 to \$16.25
- **1 pound package:** From \$18.80 to \$19.50

Parcel Post

- **1 pound package:** From \$3.95 to \$4.50

