

NOTICE: This is the last hard copy of the newsletter that will be mailed. If you want to continue receiving the newsletter, please sign up for email correspondence through the online portal.

RUDGEAR ESTATES HOA

Summer Community Newsletter & Project Notice July 2026

Summer brings a wonderful reminder of why we love our community-long sun-filled afternoons, vibrant landscapes, and the warmth of a shared neighborhood rhythm. As we fully embrace these radiant months, the Board is dedicated to keeping our common spaces secure, resilient, and beautifully maintained for all residents to enjoy.

Board of Directors

President:	Mark Cornelius
Vice President:	Hooshang Malek
Secretary:	MaryAnn Shattuck
Treasurer:	David Gregoire
Directors:	Ann Husted, Mark Pohl, Aaron Davis

HOA Management (CAM)

Website: <https://hoasmanagement.com/>
Justin Cellini: Association Manager
Lisa Schneider: Assistant Manager
Mariam Najibi: Account Support
Email: info@hoasmanagement.com

HOA Website & Resources

Our website is a great resource for community info, including pool hours. Board meeting minutes are updated monthly in the "Private" section.

- **URL:** <https://rudgearestateshoa.org/index.html>
- **Note:** Login credentials have been safely removed for security. Please contact management for access.

POOL SEASON, HOURS & NEW REGULATIONS

- **Pool Season:** May 3 - October 1
- **Mon-Fri:** 1:00 PM - 7:00 PM
- **Weekends:** 11:00 AM - 12:00 PM (Lap Swim) | 12:00 PM - 6:00 PM (Open Swim)
- **Main Phone:** (925) 417-7100 | **After Hours Emergency:** (925) 785-9039
- Replacement keys are available for \$50 via management.

IMPORTANT NOTICE: NEW PRIVATE LESSON POLICY

To preserve fair and equal facility access for all residents, the Board of Directors has unanimously enacted a new operational rule prohibiting independent swim coaches or private instructors from conducting commercial lessons for individual profit during designated open swim hours.

While casual swimming remains completely unhindered, structured sessions or unauthorized business operations that cause lane congestion are strictly prohibited. Scheduled instructional programs must receive prior written authorization from the Board, with the Pool Manager retaining case-by-case administrative review discretion.

HILLSIDE MUDSLIDE REPAIR PROJECT NOTICE

We are happy to announce that the planning phases for our community hillside mudslide repairs are complete and physical construction is scheduled to begin. Following severe winter storms, our hillsides experienced several mudslides, and this targeted project is designed to establish a long-term engineering fix to prevent future slope failures.

- **Project Timeline:** Work is officially scheduled to launch on July 13, 2026. Our strict goal is to have all hillside repairs completely finished by the end of October.
- **Resident Notifications:** All of Rudgear Estates is considered within the immediate vicinity of the work. Our contractor, Diablo General Engineering, will provide a community-wide 48-hour advance notice before heavy machinery is mobilized.
- **Essential Site Safety Rules:** Residents must stay entirely out of the active work areas at all times. For safety and liability reasons, do not engage or communicate with the construction work crews on-site. Inquiries should be directed exclusively via email to info@hoasmanagement.com or call 925-417-7100.

IMPORTANT UPGRADE: NEW HOMEOWNER PORTAL & VANTACA PAY

Community Association Management (CAM) has transitioned to a cutting-edge software platform called Vantaca (powered by HOAI). This integrated upgrade introduces faster processing, real-time tracking, and comprehensive portal functionality.

Key Benefits to Homeowners

- **Instant Confirmation:** Online payments post same-day with immediate notification.
- **Real-Time Tracking:** View full transaction history and current balances directly anytime.
- **Flexible Payment Options:** Pay via credit card, debit card, eCheck, Apple Pay, or Google Pay.

What Changes for You

- **Your Portal:** Payments are native within the homeowner portal with no redirects.
- **Auto-Pay:** Automated recurring payments are completely fee-free.
- **Security:** Full bank-level encryption (SOC 2, NACHA, PCI Level 1 certified).

Fees & Checks: Paper checks remain fully accepted. A small processing fee of \$2.99 applies to one-time card and bank payments, while Auto-Pay is completely free.

When does this take effect? The software went live on June 1, 2026, and you should have already received instructions on how to create and access your account.

CRITICAL ACTION REQUIRED FOR BILL-PAY & CHECK PAYMENTS: Please check your statements for your new account number. Personal banking bill-pay profiles and check memos must be updated immediately to prevent processing delays and late fees. If you need help accessing your account or any technical issues, please email info@hoasmanagement.com or contact your community management team.

TIPS FOR CHOOSING EXTERIOR PAINT COLORS

A fresh exterior paint job can increase a home's value by 2-5% and provides a 51-55% return on investment. Consider these guidelines:

- **Color Approaches:** Use Contrasting Colors (light vs. dark, warm vs. cool) for a bold look, or Complementary Colors (opposite on the color wheel) for a cohesive, balanced feel.
- **Consider Fixed Elements:** Choose paint colors that complement elements that won't change, such as brick, stone, roof, trim, driveway, and landscaping. Dark colors can overwhelm large homes, while very light colors may make smaller homes feel less grounded.
- **Look at the Surroundings:** Take cues from neighboring homes and natural landscaping to aim for harmony rather than matching exactly. Earthy tones blend well with natural surroundings.
- **Try Before You Buy:** Test colors by painting sample areas (2 ft x 2 ft) on different sides of your home. Observe them throughout the day as colors often appear lighter in natural exterior light.

PAINT GUIDELINES OVERVIEW: The Board approved a new Dunn-Edwards exterior paint palette (view the digital color portal online at [dunnedwards.com/colors/archive/color-ark pro](https://dunnedwards.com/colors/archive/color-ark-pro)), replacing all previous colors. With over 50 professionally selected options, homeowners may use this pre-approved palette for body, trim, and accents without prior approval. If your chosen colors are not on the Pre-Approved list, you must submit an Architectural Request for approval before painting begins (CC&R Article 7).

PROPERTY STANDARDS & CC&R COMPLIANCE REMINDER

Pursuant to CC&R Article 7, formal prior written approval from the Architectural Review Committee is strictly required before commencing any exterior structural or cosmetic modifications. This legal baseline applies to all visible external projects, including home repainting, major landscaping overhauls, and fence installations/replacements. Unapproved work may incur mandatory restoration enforcement and compliance fines.

- **Landscape Committee Update:** Meets on the second Tuesday of every month at the pool with our property manager, Kabir Nabi, and our landscaper Ross from Serpico to ensure our extensive creek and open spaces are maintained.
- **Wildfire Prevention:** Tasked to study, investigate, and report hazardous vegetation and dead trees in common areas. If you see an active fire, call 911 immediately.
- **Free Pest Control:** Contra Costa Mosquito & Vector Control offers free inspections. Call (925) 685-9301.
- **Pool Guidelines:** Review complete guidelines in the private section of the website. Lifeguard scheduling is subject to change.