

October 2019

GLENWOOD OBSERVATIONS AND NEWS



"October, tuck tiny candy bars in my pockets and carve my smile into a thousand pumpkins.... Merry October!" — Rainbow Rowell

HEY! KIDZ OF GLENWOOD

TRICK OR TREAT AT THE CLUBHOUSE

Thursday, October 31

5:30 to 7:00 pm

**Wear your Costume for photos!
We will Vote on the Best Costume!**

Games, Art projects, etc in the Clubhouse

Lots of candy!

Lots of fun!

BOO!

See you on Halloween!!

ANNUAL MEETING: The Annual Meeting and board elections were held on September 16th at 6:30 PM. We hope everyone that attended had a great time. There were two names on the ballot. StoneKastle will be mailing out the results of the election in October along with information on the Board members and positions they will hold.

ANOTHER SAD GOODBYE TO A GLENWOOD NEIGHBOR: Richard Todd passed away on Sunday, September 1, after a long illness. Richard and his wife, Marylea, have been long time members of Glenwood. Prior to moving to California, Richard served as a State Trooper in



Indiana. Richard retired from the aerospace industry and worked with Marylea as a member of the ToddTeam. He also served the community over the years as a Glenwoodian volunteer.

Tracy Cooper, a former neighbor tells us; "When I think of Richard I have a big smile and warm heart. He loved the power of my needing to call him weekly for my son's parking pass. We shared many laughs through those times and many others. Steve and I are so sad of his passing."

Glenwood extends their deepest sympathies to Marylea, their children, and grandchildren.

**The morning glory blooms but for an hour and yet it differs not at heart
from the giant pine that lives for a thousand years**
--Teitoku Matsunaga, Japanese Poet

WHEN YOU NEED A NEW MAILBOX KEY: The key to your mailbox is the homeowner's responsibility. If your key does not work, or you have lost your key, the homeowner needs to go to the main post office located near Raymond/Chapmen and request a new key. The homeowner pays the United States Post Office for the key replacement.

HOLIDAY TRASH PICK-UP SCHEDULE: MG Disposal, a Republic Services Company, observes various holidays. On Republic Services website it shows they observe Thanksgiving, Christmas, New Year's Day, Independence Day, Memorial Day, and Labor Day. If your service day (for Glenwood it is Thursday) falls on, or after one of these holidays, the trash pick-up service will be delayed by one day. For example, Labor Day was on Monday; therefore, Glenwood's trash pick-up will be on Friday.

Glenwood posts a sign on the front entry gate when trash pick-up will occur on Friday rather than Thursday. Thank-you, Jeannine DeMarks for doing that.

ANNUAL TREE TRIMMING: By the time this newsletter goes out, Treeco will have finished, or be near finishing, the annual tree trimming. There were over 76 trees that needed crown thinning and crown cleaning. In addition to the 76 trees, Treeco's scope of work included grinding a Rubber tree's roots, removing and grinding a Raphiolepis stump, removing dead branches from the Brazilian Pepper Trees and large shrubs, and crown thinning 15 Xylosma Trees. In January 2020, Treeco will return and crown thin the Podocarpus trees along the Drive.

Remember that trees located in homeowner patios are the homeowner's responsibility. These trees are not included in Treeco's scope of work nor are they the Association's responsibility.

COMMON AREA IMPROVEMENTS THAT OCCURRED IN FY 2019: This year the following upgrades and or improvements were made to the community's common areas such as:

- Painting of all wood, stucco, and metal.
- Painting of the red curbs.



- Demolishing and installing a new concrete drain.
- Installing a new pool pump and liquid chlorine feeder.
- Repairing some gutters.
- Replacing shower valve in women's shower and installing a new water shut-off valve.
- Gutter cleaning and inspection of roofs.
- Replacing wooden beam on slope area.
- Crowning, thinning trees.

COMMON AREA VENDORS FY 2019: The main vendors that provided monthly/quarterly services to the Association in FY 2019:

- **Villa Park Landscape.** This vendor provides landscape services such as mowing, mulching, raking/weeding, planting, blowing debris from road, trimming, and repairing irrigation valves/pipes. They are onsite two days/week. The landscape supervisor also walks with the Landscape Committee once a month. This vendor will also provide services in FY 2020.
- **StoneKastle Property Management.** This vendor provides the Association services that include assessment billings, vendor invoices, assessment deposits, common area homeowner concerns, preparing board minutes, interacting with vendors, onsite inspection walks of the community, and preparing unaudited financial reports. This vendor provides services on a daily basis and attends the monthly Board meetings. This vendor will also provide services in FY 2020.
- **Patrol One.** This vendor provides nightly inspections of the Glenwood streets and facilitates the SafeList program for the community. The vendor issues monthly reports that are reviewed by the Board. This vendor will also provide services in FY 2020.
- **Tyler Lighting.** This vendor inspects monthly the community's lighting and includes streetlights, floodlights, and clubhouse/pool area lighting. Where needed, repairs are identified and made by this vendor. This vendor will also provide services in FY 2020.
- **Doug Rommel Pool Service.** This vendor provides pool services 3x/week which includes pool cleaning, pool chemicals, pool pump/filter maintenance, and reporting any areas of concern to the Board. This vendor will also provide services in FY 2020.
- **Personal Touch Cleaning.** This vendor provides cleaning services for the clubhouse once a week. The services include cleaning bathrooms and providing bathroom supplies, emptying trashcans, wiping down patio furniture, vacuuming and dusting. This vendor will also provide services in FY 2020.
- **Frank LaPlaca Exterminating Company.** This vendor provides quarterly pest control services around the clubhouse area. This vendor will also provide services in FY 2020.

GREAT GLENWOOD COMMITTEES TO VOLUNTEER FOR: The Association is lucky to have people who volunteer to serve this community in various ways. Having a successful Association requires teamwork. Teamwork includes the Board, property manager, and homeowners. There are many things (think about the painting project) that must be managed. Having a strong team of volunteers serving on committees helps keep things working more efficiently. There are many great committees to be on. For example:



Landscape Committee currently has 3 volunteers. The committee walks with the landscape supervisor once a month to discuss areas of concern, or look at areas that could be improved. Homeowners can notify this committee of areas that they are concerned about. This is a fun committee with very knowledge volunteers.

Pool Committee currently has 10 volunteers. The pool committee helps keep the pool area clean by hosing down the pool deck, skimming the top surface of the pool to remove debris, returning pool furniture to its proper place if moved, and hosing down and wiping off the pool furniture. Some days the pool area needs little work, and some days it needs more. To minimize the burden on this committee, the cleaning company wipes down the pool furniture on Monday, and the landscape vendor blows away deck debris on Friday. Each pool volunteer assesses what needs to be done when they check the pool area out. The pool volunteers are each assigned a month for coverage. If there were more volunteers the period of volunteer service could be reduced. For example, a pool volunteer could be scheduled for one week or two instead of a month. The pool area does not take a lot of time. If you use the pool, think about joining this committee.

Architecture Committee currently has 4 members. This is an important committee for the community and helps ensure a harmonious look to our community. Before a homeowner makes any repairs or improvements to their unit they need to fill out an architectural form that is submitted to the committee for approval.

Clubhouse Committee currently has 2 members. This committee oversees the usage of the clubhouse. This committee is contacted to reserve the clubhouse meeting room for an event.

***If any of these committees interest you, contact Dona Goetz.
The volunteers on these committees are knowledgeable
and are willing to share what they know.***

HATS OFF TO OUR GREAT GLENWOOD VOLUNTEERS WHO SERVED IN FY 2019: Hats off and a big thank-you to Glenwood volunteers. It is a pleasure to recognize the Association's hard working volunteers that served the community in one way or another in Fiscal Year 2019:

- **Phil DeMarks:** Architectural Committee Chair, and Chair of the Paint Committee. The painting project went very smooth and the community looks terrific.
- **Christine Creel:** Landscape Committee Chair, Nominating Committee Chair, and Co-Chair of the Glenwood Events/Welcoming Committee. Thanks to Christine for the landscape beauty of our community, nominations for two Board positions, and Ice Cream Social just to name a few.
- **Ann Zender:** Co-chair of Glenwood Events/Welcoming Committee. The Halloween and Christmas events that occurred for the children in Glenwood were possible due to the hard work of Ann and Christine Creel. Thank-you Ann, the clubhouse's Halloween and Christmas decorations were marvelous.



- **Sherlan Neblett:** Landscape volunteer who is knowledgeable and cares about the community's landscaping needs.
- **Pat Middlebrooks and Beverly Bagley:** Without them, clubhouse reservations would be difficult to do. Thank-you both very much.
- **Chris Pavik, Stan Winston, John Min/Stella Namyi Kang, Pat Gwynn, Andy Luzi, Jenny Luzi, Erin Ramachandran, Richard Morey, and Cindy Torres, and Madison Torres:** Pool volunteers you are greatly, greatly, appreciated. The pool area looks fantastic because of you.
- **Steve Ko, Keith Ramachandran, Leslie Kaku, Charley Lin:** Nominating committee members along with Christine Creel that helped make sure committee milestones were met. All of your hard work paid off and two homeowners volunteered to be on the September ballot for the Board.
- **Leslie Moreau McCartney:** Maintaining the Glenwood directory. Thank-you Leslie for helping out with this.
- **Judy Flowers and Helen Chang:** Outgoing board members who served the community over many years as directors and committee volunteers.

THANK-YOU ALL VERY, VERY MUCH

The Board encourages everyone to get involved.

SCHEDULE FOR POOL VOLUNTEERS: Thanks to StoneKastle, our pool volunteers are being notified at the beginning of their volunteer pool month. The pool volunteer for September was vacant. Virginia Luzi helped cover this month. Thank-you for being a Glenwood volunteer angel.

The pool volunteer for October is Richard Morey. Please let Dona Goetz know of any problems with your pool schedule.

MESSAGE FROM GLENWOOD TREASURER - FISCAL YEAR (FY) 2020 BUDGET: The Association's budget is determined by (i) information on potential increases to future costs, (ii) review of historical costs; and (iii) review of the reserve study and recommended reserve funding level.

- Information on potential increases in future costs were generally in utilities (rate increases in water, gas, and electric), insurance, and monthly fee increases from vendors used by the Association. For example:
 - (a) In June 2019, the Fullerton City Council approved a water rate increase.
 - (b) Insurance costs increased by about 5% between FY 2018 and FY 2019. This type of increase is typical and expected for FY 2020.
 - (c) A slight increase to monthly vendor service fees also generally occurs. For example, the Association has been notified that the cleaning company will be increasing its costs in the upcoming year.

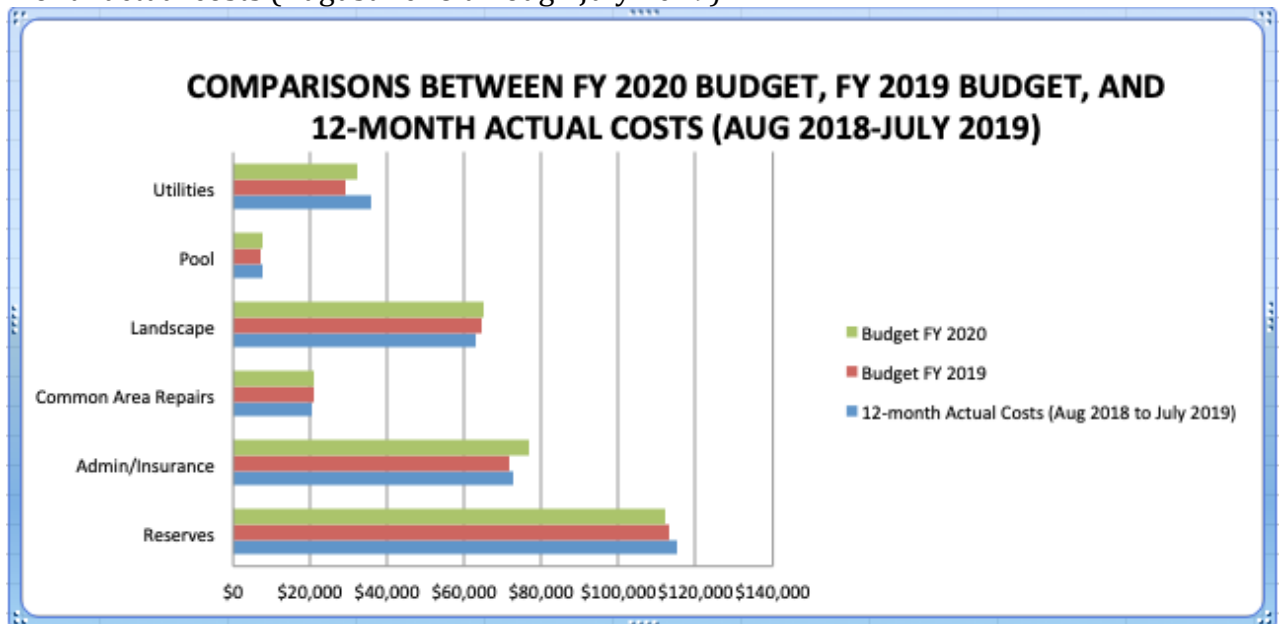


- A review of Association historical costs showed for a 12-month period (August 2018 through July 2019) actual costs were \$314,200.
- A review of the FY 2020 reserve study showed a recommended full funding level of \$10,800. The reserve study also showed the remaining useful life for the community's common areas. Some areas have 0 remaining useful life indicating a likelihood of immediate action such as replacing the pool filter and clubhouse interior painting.

After consideration of the above information, the Board approved an increase to the monthly assessment for FY 2020. The FY 2020 budget increased the monthly assessment for FY 2020 to \$385. This is a \$9 increase from the FY 2019 monthly assessment or about 2.39%. The FY 2020 budget funds the reserves at \$9,342. The funding of the reserves is important because the reserves maintain common areas such as pool, roofing, gutters, painting, roads, fences, walls, clubhouse, trees and irrigation. Having healthy reserves is important to maintaining property values in our community and quality of life.

The FY 2020 monthly assessment of \$385 starts December 1, 2019.

The chart below provides comparison of FY 2020 budget, FY 2019 budget, and historical 12-month actual costs (August 2018 through July 2019).



The FY 2020 utility budget is more than the FY 2019 budget, but less than historical costs. This is primarily due to the utility rate increases, and the Board decision to not heat the pool through December, as done last year. The FY 2020, FY 2019 and actual expenditures for pool show little differences for this category. The FY 2020 landscape budget is minimally higher than FY 2019 and historical costs due to landscape vendor fee increases that occurred in 2019, potential increases in 2020, and irrigation repairs that are needed. The FY 2020, FY 2019, and actual expenditures for common area show little differences for this category.



Administration and Insurance FY 2020 budget is higher than FY 2019 budget and actual costs due to increases in insurance costs and potential administrative vendor fee increases. FY 2020 reserves are budgeted for less than FY 2019 budget and actual historical funding. Overall, the chart generally shows that FY 2020 main budget increases are in utilities, and administration/insurance.

As Glenwood homeowners, we pay fees to support the maintenance of the community. Because we care about our community, the community is well maintained, is professionally managed, and has a Board that meets monthly (excluding December) to perform its fiduciary responsibility.

INVASIVE MOSQUITO ALERT: Orange County Mosquito and Vector Control have provided information on two new invasive mosquito species (Asian tiger and Yellow fever) that are making Southern California home. The information provides: "These mosquitoes can live and complete their life cycle either outdoors or indoors. Eggs are laid along the waterline of any water-holding container." Therefore, any standing water should be minimized or avoided. One suggestion verbally provided by Vector Control was turn the saucer bottoms of flowerpots over so that there will be no standing water for eggs to be laid.

Some other suggestions found on the internet for minimizing these pests from your patio are:

Repelling Them From Your Yard

1. Use citronella products to repel them.
2. Burn other essential oils such as lemon eucalyptus, lavender and tree tea.
3. Use a mosquito trapping system.

Go to the County's website at www.ocvector.org for information on what you can do to make it harder for this species to lay their eggs.

WHAT ABOUT FULLERTON? (by Christine Creel): OK, so Fullerton has *pot-holes* in the streets, *coyotes* roaming, and a *homeless* population. But many *positive programs* and *volunteers* make this an ideal place to live. If you are new to this community, I urge you to find a place to get involved in Fullerton's numerous citywide programs.

We have great **public schools**, active **sports programs** for the community, a **Certified Farmer's Market** every Wednesday at Independence Park, a **Community Market** in our downtown plaza every Thursday from April through October, a full-service **Community Center**, a **World-class Public Library**, **The Muckenthaler Cultural Center**, a busy **Meals on Wheels** program, a newly remodeled **YMCA facility** and numerous active **service clubs** that contribute time and money to support community needs.

This is a partial list, more about Fullerton in the next Glenwoodian.

These activities run on City support, but could not function without a huge army of **Volunteers**. The **residents of Fullerton** keep Fullerton a welcoming, educated, enriched



community. Our involved **citizen volunteers** make Fullerton a great place to raise a family and get a quality education from Kindergarten through Post-Grad at CSUF!

Once again, I invite you to plug into the city website and find something that you can support with your time, expertise or donations. cityoffullerton.com

CONGRATULATIONS to Fullerton Champs!!

Golden Hill Little League Junior All-stars are 2019 Junior World Series Champions!

Fullerton College Men's Basketball Team won their 4th State Championship this year!

Ted Clark, Girl's Water Polo Coach at Buena Park High School, was selected California *State Girls' Water Polo COACH OF THE YEAR 2019!*

GLENWOOD COMMITTEES

Architectural Committee: The architectural committee chair is Phil DeMarks. If you are interested on serving on this very important committee please contact Dona Goetz.

Pool Committee: There is still no Pool Committee chair. If you are interested, please contact Dona Goetz.

Clubhouse Committee: To make reservations to use the clubhouse, please remember to contact Pat Middlebrooks or Beverly Bagley.

Landscape Committee: Landscape committee chair is Christine Creel. Remember, to help ensure that the landscape committee is aware of potential common area landscape problems; homeowners can let committee members know about such problems via e-mail. The potential problems will be reviewed by the committee and as appropriate, brought to the attention of Villa Park. For potential landscape issues pertaining to Glenwood Terrace, Drive and Circle please send the e-mail to the appropriate committee member as follows:

Glenwood Terrace contact Christine Creel: neverpeak@yahoo.com

Glenwood Drive contact Sherlan Neblett: SherlanNeblett@gmail.com

Glenwood Circle contact Virginia Luzi: littlejeanie@me.com

Glenwood Events/Welcoming Committee: Christine Creel and Ann Zendner have volunteered to help plan events that Glenwoodians can enjoy. They planed the Halloween and Santa parties for the Glenwood children. If you are interesting in volunteering for this committee, contact Christine Creel at neverpeak@yahoo.com.



GLENWOOD REMINDERS

SPEED LIMIT ON GLENWOOD STREETS: Remember that the posted speed limit for Glenwood is **15 mph**. Persons who exceed the posted speed limit are subject to fine and assume full responsibility in the event of accident or injury. Glenwood has children, pets, and people who are walking about. Persons who exceed the posted speed limit are subject to fine and assume full responsibility in the event of accident or injury.

JUNK AND DISPOSAL ITEM REMINDER: Remember, the **Board has established a \$100 (One-hundred dollar) fine** if bulk disposal items (things that don't fit into your trash container)--**are not picked up within a 24-hour period**--after placed in outside areas that are visible to the community, such as the street, driveway, porch, or lawn. Bulk items being disposed of **must be kept in your home or garage until timely pick up is scheduled.**

BULK TRASH PICK-UP INFORMATION: The Fullerton trash company is MG Disposal - A Republic Services Company. To request bulk waste pickup, go to their website, or call 714-238-2444. The website address is: <https://www.republicservices.com/residents/bulk-waste>

SATELITE DISH POLICY: When an occupant of a residence terminates the subscription to a satellite broadcast system, or vacates or sells the residence, all Permissible Antennas (and/or any accessories thereto) shall be removed immediately and any damage to property and/or structure, over which the Association has any maintenance, repair and/or replacement obligation, must be immediately and properly repaired to the Association's satisfaction.

PATROL ONE INFORMATION: Patrol One has informed Glenwood that there really is no reason to print the Safelist Confirmation Number report any longer. You can if you want, but there is no need to display the report (or even the Confirmation Number) on the vehicle's dashboard because the Patrol One officers now use real-time, data connected tablets, that allow them to see and confirm Safelists in real-time, while they are in the field. If you feel more comfortable displaying the Confirmation Number, you can click on the 'Show Details' button next to the Safelist date, and write the Confirmation Number provided on a piece of paper, and place that number on the dashboard of the vehicle. For detail instruction, visit the Glenwood website.

REMINDER ABOUT PARKING IN GLENWOOD: There is no overnight street parking in Glenwood between the hours of 2 a.m. and 5 a.m. *except* by limited permit **and** only in the spots designated "Overnight Parking By Permit Only." To obtain an overnight parking permit for guests or residents, you must contact Patrol One (www.patrol-one.com) with your assigned Safelist Confirmation Number to access Patrol One's Safelist Program. Cars that are not safelisted will be towed. The only exception to towing is homeowner car with a G sticker. A homeowner car with a G sticker is not subject to tow, **BUT** is subject to citation (monetary fine). *Remember, a G sticker is not a parking permit. You still need to Safelist your car, even if you have a G sticker.*



Driveway Parking: It is important to remember that cars parked in driveways must have all wheels on the driveway. Cars not properly parked in driveways are subject to tow or monetary fine.

Speed Limit on Glenwood's Streets:: Remember that the posted speed limit for Glenwood is 15 mph. Persons who exceed the posted speed limit are subject to fine and assume full responsibility in the event of accident or injury.

ARCHITECTURAL AND BOARD APPROVAL REQUIRED: To prevent costly changes or fines, remember - ***Any Architectural changes*** which affect the exterior of your unit **must** be approved by the Board ***before*** construction begins. Homeowners should ensure that the description of the work that will be performed is sufficient for the Architectural Committee to determine compliance. A homeowner's request shall include structural plans, and specifications such as plot plans showing nature, color, kind, shape, height, materials and location of such improvement. **Any subsequent changes made after the initial application has been approved, need to be re-submitted to the Architectural Committee and approved before these subsequent changes can be made.**

The Architectural Committee was established to protect and maintain the value, desirability and attractiveness of the Glenwood Association for the benefit of all Members of the Association. As stated in the CCR's, the improvements must be in harmony with the external design of other structures and/or landscaping within Glenwood.

Application for Architectural Changes can be secured from the Architecture Chair or from the Glenwood website at: www.myhoa.com/glenwood.

GLENWOOD'S DELINQUENCY POLICY: Remember to pay your monthly assessment timely. Below describes Glenwood's delinquent policies:

LATE FEES: The property management company must receive your monthly assessment by the 15th of the month. If not received by the 15th, a \$20 late fee is charged. Address for mailing your payment is:

**P.O. Box 51126
Los Angeles, CA 90051-5426**

LIEN FEES: Thirty days after the due date, a pay or lien letter will be sent via certified mail explaining that if full payment is not received within thirty (30) days, collection proceedings will commence. Sixty (60) days after the due date, if payment is not received, a lien will be filed against the property and notice sent to the owner. Ninety (90) days after the due date, and payment has not been received, foreclosure proceedings will be initiated.

GLENWOOD WEBSITE: The Association's website is up and running. The link to the website is: www.myhoa.com/glenwood. The website contains information on the board, rules and regulations, forms, and other helpful information. The website also contains a maintenance repair and replacement matrix.



MESSAGE FROM THE PRESIDENT: Hello Glenwoodians.... I have this last opportunity to say thank you for allowing me to serve Glenwood. I consider it a privilege to represent my neighbors by serving on the Board of Directors. I am very thankful to live in our beautiful community. This last year we have said goodbye to a few friends and neighbors and welcomed a few new neighbors. I would like to pledge my support to our new Board of Directors and hope you will also support our 2019-2020 Board of Directors. Thank you to all who have served our community over the past year. I would encourage all residents, owners and tenants, to keep your contact information up to date with StoneKastle, our management company. This allows us to get important information out to you timely. Special thank you to Christine Creel and Pat Middlebrooks and their committee for your efforts to give us a special Annual Meeting. I will be seeing you around the Circle.

Judy Flowers



NOTICES OF PESTICIDE APPLICATION

LANDSCAPE MAINTENANCE – VILLA PARK: To help control weeds within common areas, Villa Park will be using Glyphosate/Roundup and Fusilade II as needed. Villa Park performs weekly landscape work Wednesday and Friday at Glenwood. **Please see notices below:**

NOTICE OF PESTICIDE APPLICATION – COMMON AREA POSTING / Notification

Pursuant to California Civil Code Section 1940.8.5, Owner/Agent hereby gives notice to all Residents, and all persons in the premises located at:

GLENWOOD HOA – COMMON AREAS FULLERTON CA 92832
(Street Address) (City) (Zip)

Owner/Agent or Owner's/Agent's employee(s) will be applying pesticide(s) on

Weds. &/or Fridays at 8:00-3:00
(Date) (Approximate Time)

The approximate date, time, and frequency of this pesticide application is subject to change.

The purpose of the application is to control the following pest(s): weeds

The following pesticide(s) will be used: Glyphosate / Roundup
(Specify Name of Pesticide and Brand of Product)

The application of pesticides will take place in the following area(s): common areas
(Describe Area Generally)

State law requires that you be given the following information:

CAUTION – PESTICIDES ARE TOXIC CHEMICALS. The California Department of Pesticide Regulation and the United States Environmental Protection Agency allow the unlicensed use of certain pesticides based on existing scientific evidence that there are no appreciable risks if proper use conditions are followed or that the risks are outweighed by the benefits. The degree of risk depends upon the degree of exposure, so exposure should be minimized.

If within 24 hours following application of a pesticide, a person experiences symptoms similar to common seasonal illness comparable to influenza, the person should contact a physician, appropriate licensed health care provider, or the California Poison Control System (1-800-222-1222).

For further information, contact any of the following:

For Health Questions – the County Health Department: (714) 433-6000 and
(Area Code) (Telephone Number)

For Regulatory Information – the Department of Pesticide Regulation (916) 324-4100

Date _____

Owner/Agent _____



California Apartment Association Approved Form
www.caanet.org
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Glenwood Hq - Common Areas, Fullerton, CA 92832
(Street Address) (City) (Zip)

Owner/Agent or Owner's/Agent's employee(s) will be applying pesticide(s) on

Weds &/or Fridays at 8:00 - 3:00
(Date) (Approximate Time)

The approximate date, time, and frequency of this pesticide application is subject to change.

The purpose of the application is to control the following pest(s): weeds

The following pesticide(s) will be used: Fusulade II

(Specify Name of Pesticide and Brand of Product)

The application of pesticides will take place in the following area(s): Common Areas

(Describe Area Generally)

State law requires that you be given the following information:

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