



-Clark Terrace Connection- DECEMBER 2010

Management Company

CAMC Services

3646 Long Beach Boulevard

Suite 202-D

Long Beach, CA 90807

Tel - 562-424-4026

Ted Manzano – Managing Agent – Ext 106

Christine Stangeland – President – Ext 102

Fax – 562-424-9292

After Hours Emergency Number 310-686-3776

Office Hours – 9:00AM – 5:00PM Mon – Thurs, 9:00AM – 1:00PM Friday

E-mail - ted@camcservices.com

Clark Terrace Website for Problem Notices and general information – www.clarkterrace.org

Board Members

President – Jake Quiroz

Vice-President – Mary Ecker

Treasurer – Bryan Chachere

Secretary – Sue Bernstein

Member-at-Large – Karen Brown

Board Meetings

Regular Board meetings are held on the 3rd Tuesday of each month in the Tennis clubhouse. The next meeting will be held January 18th, 2011. Homeowners Forum begins at 7:00PM. All owners are welcome to attend.



Association Website

Be sure and visit the Association's Website for contact information, newsletters, minutes, maintenance requests, etc.

www.clarkterrace.org

Filing Problem Notices for Common Area Maintenance

The most efficient way to report a problem to CAMC Services, our Managing Agent, is via the Clark Terrace website. Click on www.clarkterrace.org. Click on the Blinking Problem Notice Button and provide the requested information. This problem report goes directly to CAMC Services with a copy to the Board at the next meeting for review and follow-up. If you do not have access to a computer you can also call CAMC Services and file the notice verbally. Phone number 562- 424-4026, Ext 106.

Need an additional Garage Gate Controller?

Controllers that specifically Operate the Clark Terrace garage gates can be purchased at Byers and Butler, Inc, 3383 Olive Street, Signal Hill, CA 90755 (562) 427-5353. Tell them you are a Clark Terrace resident.

Elevator Pads

When moving in or out or receiving large deliveries residents are being asked to use the elevator pads. Please remember the use of elevator pads is **FREE**. Please contact Karen Brown at (562) 498-0167 to obtain the pads. If Karen is out of town please contact any board member.

Bench in Front of Clark Terrace

A new bench has been purchased for the use of residents while waiting for the Access Bus, Taxi's or other rides.

The board has received many thanks from Homeowners that no longer have to stand on Clark Avenue while waiting for their ride.

Extra Garage Space to rent?

We have a few residents that are in need of an extra garage space. Please remember, Guest Parking is only for Guests and our vendors; all residents must park in their deeded spaces. If you have an extra space to rent, or are looking for an extra space you are welcome to post a notice on the bulletin board in the 3 building lobbies.

Neighborhood Watch

Clark Terrace has a neighborhood Watch Committee that meets monthly and diligently works to maintain the security of our property.

The members are:

Gary Keenan – Co Watch Commander
Lani Haley – Co Watch Commander
Gloria Atkinson – Committee Member
Irina Karpachinski – Committee Member
Gene Kimbler- Committee Member
Jim Schlesselman – Committee Member
Bob Carr – Committee Member
Stella Haley – Committee Member
We appreciate all their efforts.

Security

Security is a very important part of our lives, especially living in a secured community. PLEASE do not allow strangers inside the property. Additionally, do not allow people to follow you into the garages. Do not prop open the entry gates with foreign objects as this is a security breach and endangers us all. Please do not leave garage gate controllers in plain sight in your vehicle. Either purchase a key fob controller or place the controller out of sight in your vehicle.



Christmas Tree Removal Disposal of Holiday Items

Just a reminder that there will be special bins at Clark Terrace in the rear circle beginning December 24th for disposal of your Christmas tree and other large items! Do not place your tree or large boxes in the regular trash bins in the buildings as these are for daily refuse. Please break down your boxes. Thanks!

Need New Window Screens?

There are services in Long Beach that will come to your home and replace your window and sliding door screens and screen frames while you wait. One such company is The Screen Machine (562) 498-1393 and estimates are free. www.goscreenmachine.com

New Flowers on the Property

Mario, our gardener, has installed red and white cyclamens throughout the property for the holiday season. Mario works very hard to keep our grounds beautiful. If you have a spare moment please let Mario know you appreciate his efforts.



Cleaning Clothes Dryer Vents, Air Ducts, Chimney Flues, and Changing Smoke Alarm Batteries

Clogged dryer vents can lead to fires, water damage, and cause your dryer to perform less efficiently. Periodic dryer vent cleaning should be on every homeowner's annual preventative maintenance list to avoid these problems. Vendors performing this service can be located on the web or in the yellow pages under Dryer Vent Cleaning or Chimney Sweep. Also these vendors can clean your chimney flue and your air ducts. Smoke alarm batteries should be changed twice a year – a suggestion is to make this change when you adjust your clocks for daylight savings time.



Tree Trimming – January – 2011

The annual tree trimming will take place in late January 2011. Notices will be posted in the lobbies several days prior.

Annual tree trimming is vital to maintain the health and appearance of our trees.

The Board is focused on preventing the loss of any more trees due to infestation.

Book Exchange

The Board would like to remind everyone that Clark Terrace has a book exchange in the lobby of the 1655 building. Feel free to drop off/pick up a book, magazine, CD, or DVD.