

Association Contacts

Clubhouse Phone: (916) 294-0026
 Blue Knight Patrol: (916) 299-0911
 First Service Residential: (800) 428-5588

Ashley Soto, General Manager
manager@anatoliahoa.org

Alyssa De La Cruz, Assistant GM
Alyssa.delacruz@fsresidential.com

Compliance Team
compliance@anatoliahoa.org

General HOA Email
info@anatoliahoa.org

First Service Customer Care
customercare.ca@fsresidential.com

Hours

Main Clubhouse/Administrative:
 9AM-9PM, 7 Days a Week
 Gym: 5AM - 11PM, 7 days a week
 Pools: 6:30AM - 9PM, 7 days a week
 Sauna/Steam: 9PM - 9PM, 7 days a week
**Sauna/Steam room closed from
 2:30pm-3:30pm daily for cleaning.**

Important Numbers

Code Enforcement: (916) 851-8770
24/7 Non-emergency
 Rancho Cordova PD: (916) 362-5115
 Sacramento Metro Fire: (916) 228-3035

Board of Directors

Todd Wheeler - President
 Sam Bhakta - Vice President
 Andy Payne - Secretary
 Nick Tovar - Treasurer
 Sherry Kimbrow - Officer



President's Message

With the holiday season upon us, I hope this email finds you in high spirits and enjoying the festivities. On behalf of the Board of Directors, I would like to extend a heartfelt welcome to the holiday season and express our appreciation for your active participation in the events and activities that have made Anatolia an extraordinary community this year.

In our relentless pursuit of progress within the limits of our budget, I am delighted to share some fantastic news with you. The Directors have successfully maintained the same assessment amount for 2024, keeping it at an affordable \$103 per month. However, it is important to note that this may be the last year we can hold this assessment level as we continue to face the challenges of inflation. Rest assured; we will keep you informed about our financial forecasts for 2025 throughout the coming year.

I also want to emphasize the ongoing compliance efforts of our dedicated Management team. While no system is flawless, we are continuously striving to improve our policies and procedures. By enforcing compliance, we have been able to build stronger relationships with homeowners and provide innovative solutions that enhance property values and elevate the overall quality of life for all residents in Anatolia.

In preparation for an exciting upgrade, Xfinity will be working in our community between November and December to upgrade our pedestals. These construction activities are crucial for Anatolia's transition to the advanced 10G Network. Once completed, this upgrade will revolutionize our internet connectivity, offering lightning-fast speeds and a seamless online experience for everyone.

Please remember that we still have two important Board meetings before the year ends. Your active participation in these meetings is invaluable as we collectively shape the future of our community. However, if you are unable to attend either in person or online, I would like to take this opportunity to extend my warmest wishes to you and your loved ones for a joyous and memorable holiday season.

Let us all look forward to 2024, as we continue to work together towards making Anatolia a truly exceptional place to live.

Happy Holidays,

Todd Wheeler, Board President





Association News



Call for Candidates

[CLICK HERE TO DOWNLOAD THE
CANDIDATE REGISTRATION FORM](#)

Anatolia Units 1, 2 and 4 Master Association will be holding an Annual Meeting on January 31, 2024, whereby two (2) Directors will be elected to the Board of Directors for a term of three (3) years. HOA Elections of California has been selected as the Association's 2023 Inspector of Election and will be managing the election. If you wish to be included as one of the candidates for consideration, please read and complete this form.

Please note that it is your responsibility as a candidate to review the Association's governing documents carefully to ensure that you meet the criteria and are committed to volunteering for the time needed to serve on the Board. Your Candidate Registration Form and your optional Candidate Election Statement **must be received by HOA Elections of California prior to 5:00 p.m. on November 7th, 2023** (the "Nomination Deadline"). If you have any questions about the commitment, please email manager@anatoliahoa.org.

Mailbox Theft

We regret to inform you that mailbox theft has been occurring in our community. Although we do not have federal jurisdiction over the mailboxes, we kindly ask for your assistance in addressing this issue. Together, we can strive to keep our neighborhood safe and secure.

Here are a few steps we encourage you to take:

1. Report any incidents of mailbox theft to the Rancho Cordova Police Department (RCPD). By promptly notifying the authorities, we can help them track and investigate these incidents.
2. Take advantage of any street cameras that may be available in your area. If you have access to footage that could potentially provide information about the thefts, please gather, and preserve it.
3. Once you have gathered the relevant information, please email it to manager@anatoliahoa.org. While we cannot guarantee immediate resolution, we will compile the information and submit it to law enforcement on behalf of the Association. This way, we can work together to support their efforts in addressing the mailbox thefts.

We understand the frustration and concern this may cause, but by uniting as a community and providing any pertinent details, we can increase the chances of apprehending those responsible. We appreciate your cooperation and commitment to keeping Anatolia a safe place to live.



Community Information

Upcoming Events



BREAKFAST WITH SANTA

at the Anatolia Clubhouse

December 2nd & 3rd

8:30AM - 12:30PM

During this festive event, both Santa and The Grinch will be in town, creating a joyful atmosphere for all. Capture the magic of the moment with photos with Santa, and after your photos, indulge in face painting to add a touch of whimsy to your day.

But the fun doesn't stop there! Enjoy the incredible skill of our balloon twister, who will amaze you with their creations. To ensure you have a truly memorable experience, we have arranged for a fully catered breakfast, so you can enjoy a delicious meal while spending quality time with Santa and The Grinch. To warm up during the event, we will also provide a Coffee and Hot Chocolate Bar, complete with a variety of tasty options to choose from. Fire pits and heaters will be lit.

Don't miss out on this magical opportunity to celebrate the holiday season with us at Breakfast with Santa.

[CLICK HERE](#) to purchase tickets starting November 6th.

Members: \$10

Guests: \$20

Members under 5 years old: free

Guests under 5 years old: \$5

A ticket for entry is required, with no exceptions.



Clubhouse Closures

Thanksgiving Day
Day after Thanksgiving
Christmas Day
New Years Day

There will be no fitness classes during the week of Thanksgiving.

Winters at the Clubhouse

Whether you are hosting an event, or coming by with friends, we have the Clubhouse ready for you to entertain all winter long. Stay warm with us!

- 2 interior fireplaces
- 1 fireplace on the west balcony
- 1 fireplace on the outside patio
- 4 fire pits on the upper deck
- 8 portable heaters for your convenience

Association Reminders

Fence Repairs

Harsh weather combined with aged wood can cause more issues for an already damaged fence. I've Wind and compromised boards can knock over parts of the fence that are unsteady. If there's existing rotting wood the damp weather can make it worse, and the cost of fixing the fence can increase over just a few storms.

By performing fence repair or replacement in the now, you're ensuring that existing problems with the fence won't worsen. If you have questions about your fence repair or stain used to complete your project please call the Clubhouse at 916-294-0026.

Stop! Did you get ACC approval?

Just a friendly reminder, if you're planning on making any changes to the exterior of your home, it might be necessary to submit an Architectural Modification application. So, before you dive into any projects, why not give us a quick call to confirm whether you need approval or need to go through the application process? We're here to help and ensure everything runs smoothly for you.

Please excuse our mess!

The Clubhouse staff are currently hard at work completing the approved projects in the Clubhouse. As a result, you may notice ladders, paint, and power tools both upstairs and downstairs. We sincerely hope that you get the opportunity to relish in all the fantastic enhancements we've made just in time for the holiday season!

Quote of the Month



"Thanksgiving dinners take 18 hours to prepare. They are consumed in 12 minutes. Half-times take 12 minutes. This is not a coincidence."

— ERMA BOMBECK

November ACC Meetings

Architectural Control Committee meetings for November will be held on the **9th & 30th**.

As a reminder, all exterior modifications, including landscaping modifications, require prior written approval from the Architectural Committee which may take up to 45 days.



NEXT HOA OPEN BOARD MEETING: 11/16/2023 AT 7:00 PM