

VISTA PARK VILLAS SPRING 2016 NEWSLETTER

Renovations continue, in spite of 86k spent on emergency slab leak reroutes in 2015 and 2016. It's impossible to anticipate the speed of building refurbishment because of these reroutes, but we are on track for two more building renovations this Spring (1164-1178).

Get Ready for Summer and submit your requests for air conditioning units (both central and window units) now, before the heat hits! Forms are at www.vistaparkvillas.com. Keep your screens in good repair and your window coverings white or beige, to the exterior. Keep your registration current and provide a copy of your lease (if applicable). Please guard your key card as if it were a weapon. Pool access, without an adult, can be deadly for your child or others. Anyone under 14 years of age must be accompanied by an adult, by law. Don't teach your children that it's okay to play on streets and parking lots, by allowing them to play on ours. We have lots of turf for them to play on. Don't hang rugs and towels on our fences and railings.

Blooming trees are all over our community, resulting in flowers, bees and later seed pods. These trees have been doing what comes naturally for 40 years and they aren't going to stop now.

Patio Fences in need of replacement were prioritized several years ago, by letters sent out to homeowners. The HOA has not yet replaced all the fences from that list, and we continue to work through that list. Renovated buildings have their fences replaced as part of the renovation.

Satellite dishes must be contained within the patio area only, with the cable entering at the bottom of the patio wall (one entry only). Splits of cabling for all other rooms must be made on the INSIDE of the unit.

Landscape rebates were only for areas with turf removed. That's why there are no new landscape plantings in the areas that previously had no turf.

Dues aren't currently set at the reserve study's recommended rate, which is significantly higher. A copy of the reserve study is sent every spring in the Budget packet as well as online at www.vistaparkvillas.com. Onsite reserve studies are done every three years in compliance with state code. Details of this code and others may be obtained by clicking on the Davis-Stirling link on our website at www.vistaparkvillas.com. Be informed, review our financials, newsletters, minutes, CC&Rs, and forms at www.vistaparkvillas.com.

The Board's first priority, after emergencies, is to complete the refurbishment of our buildings. We have spent \$610,000 on reroofing, paving, and resurfacing the pool. Another \$80,000 was spent on termite tenting. \$134,000 has been spent on slab leak reroutes since 2010. Eight buildings have been renovated at an approximate cost of \$120,000. This adds up to nearly a million dollars (approx. \$10k per unit) in five years.

Smoke and carbon monoxide detectors must be in every bedroom, hallway and at least one on each floor. Test them monthly and replace the batteries every six months. You are responsible for the safety of your family as well as your neighbors.

(OVER)

Insurance is required by each unit owner. The Association insurance covers the building shell.

Water Heaters should be replaced BEFORE they leak and damages your property and your neighbor's property. You could find yourself responsible for FOUR units if your water heater starts leaking. Be proactive, if you detect moisture in a wall or ceiling or you hear the sound of continuous running water, remember it is YOUR problem. Prolonged moisture can cause more serious problems.

Garbage should be bagged before placed in dumpsters. Leaking food residue coats the inside of dumpsters, causes odors and attracts pests. If a lid won't close, go to another dumpster location or wait until pickup, before adding more waste. Dumpsters are for routine household waste. No furniture, building materials, or electronics are to be placed in or around the dumpsters.

Landlords, please recognize that neighbors don't complain unless there is a problem! Your tenants should know where to find a copy of our rules and regulations at www.vistaparkvillas.com. Breaking the rules are a breach of their lease. There is a special link for tenants on our website at www.vistaparkvillas.com. The HOA's legal relationship is with owners, not tenants. Tenants are to report issues to the unit's owner or the unit's individual property manager, NOT to the association manager.

Guest parking are for guests ONLY. Residents may park in their assigned spaces ONLY. Their vehicles must be operable, including current license plates or they may be towed. Info for guest parking permits may be obtained at www.vistaparkvillas.com.

Entry Lights should be turned on illuminate the walkways. If you are concerned about electricity costs, install a security light that turns on with movement. For those who have added lights along the side or front or garages, please help keep our community bright by maintaining those lights.

Garage doors are to be open ONLY for entering and leaving. There have been several home invasions in San Diego through open garage doors. Open garage doors also enable criminals to observe what you own and easily access it. Interior access doors in your garage have a 1 hour fire rating by code. If a security door is placed in that location, it defeats the protection of the fire door. If a fire originates in a garage that has one of these security doors, the owner may be libel for the whole building's damage. Garages are designed for parking.....not as a rec room, tv room, or sleeping space.

Have a great Spring and Summer!

Your Volunteer Board