

VISTA PARK VILLAS APRIL 2015 NEWSLETTER

SPRING IS HERE!

TURF REMOVAL and drought resistant plantings have started and will be complete by June! The turf will be killed and removed around the perimeter of the property, along with small areas near the buildings. The landscape will look worse before it looks better. This upgrade will reduce the damage by overspray to ~~the landscape~~ *leaving wood fences and building stucco*, as well as saving water and maintenance. Because of the extreme drought in California, the entire cost will be recovered by a rebate.

POOL will be closed on 3/30/2015 to 4/13/2015 for renovations to bring it up to code as well as to replace the plaster and tile.

PAVING is complete and we thank all of you for your patience and cooperation throughout this project. We now have four new **GUEST ONLY** parking spots on Madera Lane. These spots are for **GUESTS ONLY** and the length of stay is limited to four hours in 24 hours **TOTAL IN ANY GUEST SPOT** unless there is a permit displayed! No parking between MIDNIGHT and 6:00AM without a permit. If you are a resident, you are subject to tow if you use the guest spots.

ROOF Our first winter with our new roof and no worries about leaks!

TERMITE fumigations will start soon on two more buildings.

RENOVATIONS on building 1140-1146 will start March 23rd.

DUMPSTERS and RESTROOMS now have a **WEEKLY** service. Many thanks to the tireless volunteers that have been doing this job for three years, saving the HOA approximately \$18k! Make sure only routine household, **bagged** waste is put **IN** the dumpsters. No "move out disposal" is allowed.

INSURANCE is required for your unit per our CC&Rs. The HOA's policy protects the common area only, NOT the inside of your unit. HOA insurance is not permitted to pay for the interior of your unit per our CC&Rs. Owner coverage is very inexpensive for a great deal of comfort. Owner/Resident and Landlord coverage may also reimburse owners for the time the unit may be uninhabitable. ***PLEASE SEE THE ATTACHED INFORMATION PROVIDED TO US BY OUR INSURANCE CARRIER, FARMERS INSURANCE - AGENT DANNY WALLACE.***

SAFETY - Cars and playgrounds don't mix. Make sure your children play on our lawn areas, not the street. Guard your pool key card with the same care as a loaded gun. Children's lives depend on it! Not only is an accident a tragedy but a judgment against the HOA is ALL the owners financial responsibility.

AIR CONDITIONERS - It's warming up already! Please check our website for the air conditioner guidelines.

-OVER-

WATER - Reduce damage and know where the shut off valves are for your specific unit and building before an emergency! Remember to check your water heater for signs of rust, noise, or corrosion. If it's over 15 years old, it probably needs replacing. Don't let an old water heater be a disaster for yourself as well your neighbors. Check the hoses on your washer and make sure that they are braided hoses. Better yet, hoses are available that will shut off the water flow in the case of a burst hose. Very inexpensive battery operated sensors are also available to detect water leaks and alert residents.

SMOKE AND CARBON MONOXIDE ALARMS are required in California. Replace the batteries every six months. Better yet, buy the new alarms that have a 10 year non replaceable battery. Protect your family as well as everyone in the building.

WEBSITE- Look up meeting dates, agendas, minutes, financials, contracts, registration, architectural, guest parking permit request requirement info, and timely information any time at:

WWW.VISTAPARKVILLAS.COM



Vista Park Villas HOA Insurance Requirements per CC&R Article 8-Insurance

Farmers HOA Package Master Policy: 601416789

8.1) Fire and Casualty Insurance. The Association is responsible for the Fire and Casualty Insurance at the full insurable replacement value of the "Improvements in the Common Area." The amount of any deductible shall be determined by the board.

Current Real Property Limit: \$15,426,750 w/125% Extended Replacement, 8% annual inflation guard.

*Coverage Does Not Include the Owner's Individual Unit * This is a walls in policy.

8.2) General Liability Insurance. The Association shall obtain and maintain a policy insuring the Association, it's officers, directors, agents and employees, the owners and the owners' relatives, invitees, guests, employees, and their agents against any liability for bodily injury, death, and property damage arising from the "Association and its Members, with respect to the Common Area and any Units owned by the Association."

Current Liability Limit: \$2,000,000 Per Occurrence / \$4,000,000 Aggregate

8.3) Directors and Officers Liability Insurance. The Association shall obtain and maintain an insurance policy that includes coverage for individual liability of Officers and Directors of the Association for negligent acts or Omissions of those persons acting in their capacity as officers and directors.

Current Liability Limit: \$2,000,000

8.4) Fidelity Bond Coverage. The Association shall also purchase and maintain Fidelity Bond Coverage which names the Association as an obligee, for any person or entity handling funds of the Association, whether or not such persons or entities are compensated for their services.

Current Fidelity Bond Limit: \$200,000

8.5) Other Association Insurance. The Association shall purchase and maintain Workers' Compensation Insurance to the extent necessary to comply with any applicable laws.

Current Workers' Compensation Insurance: \$1,000,000/\$1,000,000/\$1,000,000

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Vista Park Villas Individual Condo Owners Insurance Requirements per CC&Rs
Excerpts from Article 8: Individual Insurance

8.9) Individual Insurance: An Owner shall Separately Insure his or her Real and Personal Property, and shall obtain and maintain Personal Liability and Property Damage Insurance for his or her Unit, provided that the Insurance contains a Waiver of Subrogation rights by the carrier as to the other Owners, the Association, and the Institutional First Mortgagee of the Owner's Unit. Each owner is responsible for Integrating his or her personal insurance with the Association's Insurance to confirm that such Owners' Property will be protected in the event of a loss.

8.10) Insurance Premiums: Insurance premiums for any insurance coverage obtained by the Association shall be included in the regular or special assessments. That portion of the assessments necessary for the required insurance premiums shall be used solely for the payment of the premiums due.

8.11) Insurance Policy Deductibles: As provided in Section 8.1, the Board of Directors shall have the power, in its sole discretion, to determine the amount of any deductible applicable to any insurance policy carried by the Association. **In the event of a loss for which the Association Insurance coverage is used, the responsibility for payment of the deductible shall be as follows:**

8.11.1 Owners shall be responsible for the cost of any deductible if the damage or loss occurs to an item of Personal Property, or for which the Owner is responsible.

8.11.2 The Association shall be responsible for the cost of any deductible if the damage or loss occurs to any item owned by the Association, or for which the Association is responsible.

8.11.3 The foregoing notwithstanding, if the damage or loss is caused by the negligence or misconduct of any Owner, or resident, guest, tenant, or invitee of an Owner, the responsible Owner shall be liable for the cost of the deductible.

Article 9) Damage or Destruction: Sub Article 9.2 Cost of Repair: Any cost of repair or replacement in excess of Insurance proceeds and reserves shall be a common expense, levied against Condominiums in the same proportion as regular assessments are levied.

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According to Section 6.3 of the Declaration Exhibit "D": Repair and Replacement duty for which Owners and the Association are responsible. (Please review this list in its entirety from your CCRs).

Below are an Individual Condo Owner's potential responsibility for Building and Personal Property within their Unit:

Built-in and Free Standing Appliances, Carpeting, Inside Flooring, Lighting Fixtures, Wall Paper/Paneling, Water Heater-inside Unit, Interior Plumbing Lines-if not located behind or within walls or ceilings...Of course, your own furniture, kitchen ware, clothing, etc are also at risk.

***All Individual Owners can protect themselves of most, if not all the listed Individual Responsibilities identified in your CCRs with a simple HO6 Insurance Package Policy. These policies are very affordable and can provide a tremendous peace of mind. Because it is a package, it would cover your Personal Property, Building responsibility, Personal Liability, Loss of Use, Loss assessment, and much more.

We would love to assist you with this, but even if you would prefer to do business with your current agent, please call him or her as soon as possible and protect the things you have worked so hard to acquire. Thank you for your interest. Please call anyone in my office, Janine, Carlos, Judy, Gretchen, or I would love to talk with you!

Many Thanks,

Danny Wallace
Farmers Insurance

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