

Vista Park Villas Newsletter

April 2017

It's Spring!

www.vistaparkvillas.com

There have been a lot of improvements in the last year and we have many new resident owners to welcome! The outside circle of buildings has been renovated ahead of schedule and we hope to start on the inner circle soon. However, there have been three new slab leaks discovered within the month, resulting in a delay for the next buildings. Fortunately two of the leaks were discovered by homeowners before damage occurred, but a third caused water to leak into units. It's very important that all residents locate the water valve for their unit. The valves are located in between the two double garages at each building. All it takes to locate yours is to turn on the water at your kitchen sink, then turn each valve off, one at a time, until you find the one that turns off your water. In the event of a water leak, turn your valve off immediately. If the water continues to flow, turn off all four valves and then work with your neighbors to find the valve that the leak is coming from. This makes the plumber's job easier, faster and it reduces the time and cost to repair it. Remember, on weekends or evenings, the plumber called by the Association will most likely come out, turn off the valve and not start repairs until the permits are obtained. As a result, the Association (which means you) will be paying for an emergency call out, just to turn off a valve that a homeowner could have turned off. If you hear the sound of running water that never stops, talk with your neighbors and work on locating the sound. You could prevent your unit or other units from being flooded. Replace your water heater before it damages your property as well as your neighbor's. Keep insurance on your unit, as required by our CC&Rs. Test and maintain your smoke and carbon monoxide alarms. Smoke alarms must be in every bedroom and on each floor and hallway. Carbon monoxide alarms must be on each floor and near bedroom groups.

Dogs, Dumpsters, and the Pool!

Always keep your dog on a leash and immediately pick up after your dog and dispose of it properly into the dumpsters. We have recently had a lot of problems with "left in the landscaping" pet defecation. The Board recently had to hire someone to clean-up pet defecation because there was so much of it. This is just another reason for the increase in dues caused by pet owners who don't follow the rules.

Remember that the weight limit for dogs is 50 pounds and there is a limit of two dogs only per household. There are also strict breed restrictions and they can be found at:

www.vistaparkvillas.com under our Rules & Regulations.

We have an ongoing problem with tenants and residents moving and throwing out furniture, mattresses, electronics, appliances, fixtures, cabinets, tires and batteries. This is not allowed and when the Association has to dispose of these items, we are charged extra for each item from EDCO Trash, so again all the remaining owners are stuck with the extra cost of removal and here again is another reason the dues have to go up.

Recently someone dumped a refrigerator at the Mariposa dumpster enclosure which is a serious offense not only because it is breaking the Rules but because something like that is a serious danger with children around. Children could easily get stuck inside and then tragedy could happen. Additionally, any owners/residents and workmen involved in renovations must take their debris offsite. Dumpsters are only for bagged, routine household waste. Violations can result in fines.

All residents in the pool area must have their pool card with them. Do NOT let other residents in with your key card. We have noticed a number of incidents at the pool where children under 14 are entering the pool with a key card and no adult present. This is against the law and for good reason! Please keep your pool card secure and know what your children are up to. We've experienced children jumping the fence and letting young children in, who may or may not even live in the complex. Their parents aren't aware that their children are in a pool and if a tragedy occurs, all the owners will be financially liable for damages. If you become aware of underage children in the pool area or people in the pool area that aren't accompanied by a resident, call the non emergency number of the San Diego Sheriff (858) 565-5200. Protect those children as you hope others would, if they were yours. Adult residents without a card, are NOT guests, they are trespassers. Residents aren't guests and guests aren't residents! The pool is expensive for all of us to maintain and the liability can be substantial if we're not vigilant. Bring a smile to everyone's face, encourage your children to play on our grass, not in the street and parking lot.

Stay Vigilant and Have a Terrific Summer!

Your Board of Directors