



# *Official Newsletter of Park Villas North Condominium Association*

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## **BOARD OF DIRECTORS – 2013**

Elaine Hartnett – President  
Ruth Hinckfuss – Vice President  
Paul Van Deusen – Treasurer  
Nancy Unfried – Secretary  
Marta Stasik – Member at Large

## **NO BOARD MEETING IN DECEMBER**

In keeping with tradition, the Board of Directors will take a break over the Holidays and there will be no Board Meeting in December. At this time the Board of Directors of Park Villas North would like to extend their best wishes to all homeowners for a wonderful Holiday Season and a Happy New Year. We hope you enjoy the holiday lights on the trees at the end of the cul de sac and encourage you to take time out from your busy schedules to savor and enjoy all that the Holidays have to offer. We look forward to seeing you again at the regular board meeting on January 16, 2014 to learn all of the exciting things the Board is planning for in the coming year.

## **CLUBHOUSE FACELIFT**

The Board is happy to announce the completion of the long overdue remodeling of the Park Villas North Clubhouse. It's amazing what a little paint and updated appliances, furniture and art can do. If you would like to view the transformation of the clubhouse and chit chat with the Board and your neighbors in an informal get together, please drop by and share some New Year cheer on **Saturday January 11, 2013 from 4-6PM.**

## **WEST POOL HEATED THIS WINTER**

Also in keeping with tradition and as a money saving measure, this winter we will be heating the West Pool only. Of course as in the past both spas will be heated for your enjoyment.

## **AVOID FLOODING OF LOWER UNITS**

During the heavy rains lower units are exposed to possible flooding as a result of front door and

patio drains being covered by mats and clogged by debris. To prevent water build up and potential flooding during the rainy season this year, please make sure that all drains at the front door or in the patio are kept uncovered by mats and free of debris. If you do experience water build up, please call Howerton at (858) 573-1793 immediately.

## **PROTECT PATIO DECKS AND ENTRANCES**

Please make sure that you periodically sweep and clean your patio deck so that you don't have leaf and dirt buildup which can over the years erode away the deck floor. It is also a good idea to periodically sweep front entrance ways and stairways as well.

## **CAR SECURITY**

Here are some important tips on how to secure your vehicles to prevent break ins and car, truck and motorcycle thefts. Homeowners should be on the look out for "car prowlers" who move through parking lots looking into car windows and then try opening door handles to steal any items left in a car. Because of our proximity to the border and the commercial nature of our area, including handy trolley and freeway access, car theft is very high in Mission Valley and is especially prevalent in the summer. Important tips to prevent having your vehicle vandalized and/or stolen are: Always lock your vehicle, use a club or other steering wheel locking device and activate your car alarm. Remove all possessions every evening when you park and secure your vehicle for the night including items from your glove compartment which could be used to identify you or your car (insurance information, registration, etc.) since this could also lead to identity theft. Do not leave your parking gate opener in the car at night. Make sure you have serial numbers written down for all equipment that you store in your car or truck during the day. Use a gas cap with a lock on it to prevent theft of gasoline. Most importantly report all suspicious activity you see to the police. Most

arrests start as a call from a concerned citizen.

### **KEEP YOUR BIKE SAFE AND SECURE**

Mission Valley is a great place for biking unfortunately it is also a place where many bikes are stolen. To insure that your bike is safe and secure please do not store it on your porch or under the stairway in plain sight. Rather store your bike securely on your patio out of view of prying eyes. Not only will this keep your bike safe and secure but it will also help keep Park Villas North looking neat and tidy.

### **KEEP YOUR CAR FROM LEAKING OIL**

Now that everything is brand spanking new in the parking lots, you can do your part to help maintain them by making sure that your car does not leak oil into your parking space. If your car does leak oil, please have it serviced immediately to correct this problem. Also, do not put down kitty litter or other such substance in an attempt to sop up the oil. This does not work and looks really bad. Thanks for your cooperation in keeping the new parking lots clean and oil free as it will allow us to enjoy our parking lots for many years to come.

### **LAUNDRY ROOM ETIQUETTE**

The laundry room is for our mutual use and convenience. In order to make it work for all of us you can be a Good Neighbor by: Removing your clothes from washers and dryers within 10 minutes of a machine's shutting off or your laundry can be removed and stacked by the next user. Be sure to empty lint out of dryer screen after every use. If any detergent or other spills have occurred clean up around the machine. If a machine is not working, post a note on the machine and call Pride Laundry (1-800-660-7743) so they can repair it.

### **PROPER DISPOSAL OF PET WASTE, BUTTS AND BITS OF FOOD**

Please be considerate of those using the barbeque areas by depositing your used doggy bags in the large dumpsters rather than dumping them in the smaller receptacles by the barbeque areas where they can emit an unpleasant odor while neighbors are cooking their meal. Also do not throw bits of food and garbage from the barbeque area into the bushes where it can attract rodents and other wild animals. In addition please do not just throw cigarette butts on the ground. Stomp them out and then deposit in trash.

### **CONTROL YOUR DOG KEEP IT ON A LEASH**

Pursuant to city ordinances and the Park Villas North Rules and Regulations dogs must be kept on a leash at all times and be held by a person who has complete control over them. Since we have so many dogs at Park Villas North and they are constantly coming in contact with each other, if you think your dog might be prone to bite another dog, you may want to consider putting a restraint across their snout. Remember if your dog bites another dog or person you are totally liable for any damages and your dog may have to be removed from the Complex. That's why it is important to follow all the rules as they pertain to pets.

### **DO NOT BRING DOGS TO THE MAIL ROOM**

Since we have so many dogs at Park Villas North and they are constantly coming in contact with each other which can lead to confrontations, it is best to leave your dog at home and not bring them to the mail room. Dogs are not allowed in the mail room and hitching them up outside can lead to confrontations with other dogs while you are in the mailroom and not in control of your pet.

### **CURB YOUR DOG AND KEEP THE GRASS GREEN**

Whenever our four legged friends use the "dog run" or are trained to use the street curb to urinate, that means one less yellow spot on our beautiful green lawns which our gardening staff works so hard to maintain for us. The "dog run" has recently had brush cut back and is, as always, ready for our pet's use. And, don't forget, doggy bags are at all "dog run" entrances for your convenience.

### **PROPER USE OF PATIOS**

It has been noted that a number of units are using their patio as a storage area. According to the Park Villas North Rules and Regulations, patios and balconies are only to be used for patio furniture and plants. At no time can these areas be used for storage except in designated storage closets. Barbequing and outdoor cooking is not permitted on any patio balcony or landing, nor is the storage of any flammable liquids. In addition patios are never to be used as living areas for pets or as a place that pets are left alone nor as an area where pets can urinate and defecate.