



Official Newsletter of Park Villas North Condominium Association

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BOARD OF DIRECTORS – 2015

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WATER OUR MOST PRECIOUS RESOURCE

Over the last few years the cost of water has increased dramatically. Even though these costs are not paid directly by the homeowner, they are included in our monthly dues. We are facing a major drought in California and the State of California has mandated strict water conservation requirements for 2015 by going to a Stage 2 Water Alert. Therefore, it is essential that we all work together to conserve water and keep costs down so that we can avoid an increase in homeowner dues. If we do not cut back significantly on our water usage the City will start charging large fines and/or move to water rationing. In the interest of conserving water and lowering costs, the Board of Directors has devised the helpful water saving strategies listed below.

Making a Personal Difference Do you have a small water drip in your sink? Does your toilet run after it has been flushed? These may seem like small things but multiplied by 296 units and accumulated over days and months, small drips and a running toilet can add up to the loss of thousands of gallons of water. We can all make a difference on a daily basis by not letting our toilet run or our sink drip. In addition, turning off the tap when scrubbing dishes can save a great deal of water. Just one drop of water per second left running can waste over 500 gallons per year.

Checking Plumbing Leaks and Replacing Large Flow Toilets and angle stops.

Many homeowners do not replace the plumbing angle stops under their sinks and at the base of their toilets and often they leak and eventually give way causing large loss of water that can cause damage to the unit below. The largest amount of water used inside your home 30% goes toward flushing the toilet. Many toilets continue to run after they are flushed using many more gallons of water than is needed to flush the toilet. For a very small fee, a plumber can do minor repairs to stop any leaking and keep your toilets running properly. In addition, this is an opportunity to replace your water wasting toilet tank with a much more efficient and cost saving one gallon tank. Use the following link or call 1-888-376-3314 to see how to qualify for a rebate.

<http://www.socalwatersmart.com/index.php/qualifyingproducts/hets/>.

Changing Faucets. Aerate your faucets! Normal faucet flow is three to five gallons of water per minute. Attaching a faucet aerator reduces the flow by 50 percent. Though the flow is reduced, it will seem stronger because air is mixed with the water as it leaves the tap. In addition, doing simple things like turning off the water while you brush your teeth or shave can save many more gallons of water. The following link is to an application for a Free Home Energy and Water Saving Kit from SDG&E which includes low flow shower head and sink aerators that can help you save water without sacrificing performance or water pressure. You can also call the Energy Savings Dept. at 1-800-644-6135.

<https://www.sdge.com/webform/2833/no-cost-energy-efficiency-kit-offer>

Showerheads. Everyone enjoys taking long luxurious showers; please remember that every time you take a shower you are using at least 3 gallons of water per minute so try to conserve as much as possible. When you enter the shower, wet yourself down then turn off the nozzle while you soap up, then turn the nozzle on again to quickly rinse. There are two types of energy-efficient shower heads: Aerated: The most popular, it reduces the amount of water in the flow but maintains pressure by mixing air with water. Non-aerated: No air is mixed into the flow and it produces a forceful spray but the flow pulses. If you're partial to massage shower heads, this model is for you.

Using Hoses. A lot of owners at Park Villas North have hoses for watering their plants. If you do, your hose should have a positive shut-off nozzle and only be turned on briefly to water specific plants. In addition do not use your hose to wash your car or wash down the sidewalks or front entrances.

SUMMER'S HERE – SO LET'S ALL HAVE FUN WHILE BEING GOOD NEIGHBORS

Summer is upon us and with the warmer weather comes more outdoor activity and noise which makes this an excellent time to remind owners and tenants alike of some of the important rules and regulations at Park Villas North that can help to make this an enjoyable summer for everyone.

POOLS: There are two heated pools and spas at Park Villas North and we encourage owners and tenants to use and enjoy these facilities throughout the summer months. However, it is important to remember that several of your neighbors live around the pools and we encourage you to be considerate by using the pool and spa only during the city mandated hours of **7AM to 10PM**. Loud sounds travels in the summer, especially in the pool areas so do not bring a boom box, play loud music or make excessive noise while at the pool. **No more than six guests** per unit are permitted in the pool or spa areas at any given time and guests must be accompanied, at all times, by the unit Owner or resident. Even though we love pets at Park Villas North, be courteous of others and follow the rules by not bringing your pet to the pool. In addition, glass containers, alcoholic beverages and smoking are not allowed around the pool. Children must be attended by an adult at all times and should be cautioned to keep their voices down. Please remember it is important to keep noise levels down during summer months when people

have their windows and doors open. A good rule of thumb for noise is, "When the sun goes down, so should our voices."

CURB AND PICK UP AFTER YOUR DOG TO KEEP THE GRASS CLEAN AND 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. It is also important that you pick up after your dog every time they defecate for a clean and litter free Park Villas North. 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 everywhere in the Complex for your convenience. 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.

SCREEN DOORS

For those interested in installing a screen door, the Precision Series 3610 Centurion costs \$429 and can be ordered through Dixieline Lumber. You can also just buy the handle for a cost of \$55. These prices do not include installation which would need to be done separately.

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.