



Official Newsletter of Park Villas North Condominium Association

Volume No. Ten

May 2017

Issue No. Eight

BOARD OF DIRECTORS – 2017

Elaine Hartnett – President
Ruth Hinckfuss – Vice President
Linda M. van Huizum – Treasurer
Dyan Hartman – Secretary
John Moore – Member at Large

ELECTION RESULTS 2017

The Board is pleased to announce that Park Villas North has elected Ruth Hinckfuss and Linda M. van Huizum to serve as Board Members for 2107.

GOALS FOR THE COMING YEAR

Just like everything else our beautiful home in Park Villas North is getting older and it needs lots of TLC. Currently the Board faces the challenge of working on several maintenance projects including the ongoing replacement of water heaters, plumbing, upgrading electrical wiring, replacement of entry key gates to the parking lots, restoring fountains and upgrading/remodeling pool bathrooms and showers. If we plan, prioritize and budget carefully, we will be able to accomplish our goals without raising dues and fees and work within our operating budget and maintain mandated appropriate reserves.

PLEASE VOTE FOR CC&R AMENDMENTS

Since many homeowners must deal with the replacement of their old and leaky windows, it is imperative that we **Vote for the Amendments to the CC&R's** that were recently sent out. In them the rules call for **new and less expensive retrofit model windows** that are noise reduction double pane windows, making it more affordable than the new construction that is currently enforced in the CC&R's. If you did not vote in the last go round please do so in the next mailing which is coming out shortly. If you have any questions call Howerton Management at (858) 569-1793.

RULES WITH REGARD TO DOGS

Lately there have been a growing number of owners and tenants at Park Villas North with more than one dog and/or with very large dogs weighing more than 65lbs. Just to be clear, Park Villas North Rules and Regulations state that **only one (1) dog weighing not more than sixty-five (65) pounds is allowed per unit.** (With the exception of owners grandfathered in during 2004) At Park Villas North we love pets, especially dogs. However with 296 units, many of them now home to more than one dog, it doesn't take much to do the math and figure out how many dogs we could potentially end up with in the Complex. With all these dogs living in units, hanging out on balconies, barking at each other, walking through the Complex and using the grass and the bushes to do their business on a daily basis, it definitely could end up being a disaster for both our landscaping and the quiet enjoyment of our property. That is why In order to coexist with our pets; the Association has rules and regulations in regards to pets that must be observed by all homeowners. A copy of the full Park Villas North Rules and Regulations can be accessed on our web site at parkvillasnorth.com. Please make sure that everyone understands and follows these rules; otherwise the Board of Directors will have to levy appropriate fines in accordance with our CC&R's.

NEW PET WASTE STATIONS

If you haven't already noticed we have installed new convenient pet waste stations around the complex which makes it easier to collect and dispose of pet waste. These Dog Waste Stations provide one stop shopping, including selecting a waste bag from top dispenser, to disposing it in the container below. Let's keep our beautiful grounds clean and free of dog waste.

DRAINAGE EASEMENT

The property that extends along the north end of our complex which was formerly used as a dog run is no longer a place to walk dogs. This is a drainage easement and is owned by The Missions at Rio Vista, adjacent to our property, which is fully responsible for maintaining it according to fire and flood regulations. If you do decide to take your pet there, you do so at your own risk.

NEW DOG PARK NOW OPEN AT CIVITA

CIVITA, the new development up Mission Center Road across from Ralph's and within walking distance from Park Villas North now has a very large dog park where you can take your dogs and run them off leash. This is an excellent place to take your dog for exercise and an opportunity to socialize with other dogs.

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

Summer is coming 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. These rules are posted on signs in the pool area and a copy of them can be viewed on the parkvillasnorth.com website.

POOLS: During the summer months there are 2 heated pools and spas at Park Villas North and we encourage owners and tenants to use and enjoy these. 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 permitted hours of **7AM to 10PM**. Loud sounds travel, so in the pool areas do not bring any audible devices, i.e. speakers from cell phones, boom boxes, etc. (only personal head phones are permitted) and please be considerate of others and do not 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, any glass containers, alcoholic beverages and smoking are not permitted in the gated pool area and spas. Children must be attended by an adult at all times and should be cautioned to keep their voices down. Remember it is important to keep noise levels down during the hot summer months when people have their windows and doors open.

TRESSPASSING

Please do not encourage trespassers on PVN property by leaving food or clothing by the trash bins or in parking spaces. Please use appropriate donation drop offs.

CONTACT INFORMATION

It is very important that we have current contact information for both you and/or your tenant in the event of an emergency. An example would be you go out of town and someone reports that your unit is flooding. If we have current contact information, we would be able to contact you or your tenant to gain access to your unit. In addition it is important to know what vehicle you or your tenants are driving in case there is a problem with your parking space or car. Please take the time to supply this information to Howerton at (858) 569-1793 as soon as possible so we can be of greater service to you.

PROPERTY MANAGEMENT REQUESTS

In order to keep track of home owner requests to Howerton Management, please make sure that they are in writing (e-mail) or if necessary by phone (858)-569-1793 so they can be logged in and tracked in a timely manner. Each request will be date and time stamped and dealt with on a priority basis with emergency repairs factored in for immediate attention. Each problem will be assessed and then communicated to the homeowner so that the proper course of action can be taken and addressed.

Please contact Alison for violations, work orders and maintenance, alison@howertonmgt.com. For accounting, dues and fees, new common area and/or gate card keys, escrow requests and additional parking spaces contact Elva elva@howertonmgt.com or (858) 569-1793.

If there is a property homeowner emergency call the Howerton emergency number at (888) 201-0703 (An emergency is when there are leaks, broken pipes, broken water heater, electrical problem or anything else that requires immediate attention.)

For noise complaints please call Security 619 229-6100. At any time if you feel you are in any danger or in an emergency situation, please call 911.

RESERVED PARKING SPACES: All numbered parking spaces within our complex are owned/rented and reserved to homeowners. Please be aware that violators may be towed at their own expense, and without notice, if parked in someone else's parking space at any time.