



Official Newsletter of Park Villas North Condominium Association

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BOARD OF DIRECTORS – 2014

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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 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."

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.

WATER OUR MOST PRECIOUS RESOURCE

Over the last few years the cost of water has increased dramatically. Even though as homeowners we do not pay for these costs directly, they are included in the monthly dues and fees which we would like to keep low as long as possible. In addition, we are facing a major drought in California and the State of California has mandated strict water conservation requirements for 2014 by going to a Stage 2 Water Alert. Therefore, it is essential that we all work together to conserve water and keep costs down. 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 a number of helpful water saving strategies:

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 thousands of gallons of lost water. We can all make a difference on a daily basis by not letting our toilet run or our sink drip.

Checking Plumbing Leaks and angle stops and replacing large flow toilets. Many homeowners do not replace the plumbing angle stops under their sinks and at the base of their toilets and often these leak and eventually give way causing large loss of water that can cause damage to the unit below. Also, 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 five to nine gallon toilet tank with a much more efficient and cost saving one gallon tank. Go on line to find deals and government rebates on this type of toilet.

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.

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.

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.

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.

TRESPASSERS – DUMPSTER DIVING

There has been a marked increase in homeless trespassers rummaging through the dumpsters. They work in teams, emptying out garbage bags in order to sort through them, creating a mess and making a lot of noise that wakes up neighbors sometimes as early as 5AM. It is normal for people to sympathize and assume these men are doing us a service by removing and recycling materials but keep in mind that some of these men may have another agenda such as identity theft. In addition, some homeowners have been afraid to walk to their cars or throw away their trash when these trespassers are nearby. If you come upon dumpster divers do not directly confront them, call **SDPD at (619) 531-2000** and report that they are trespassing on private property. In the meantime the Board is looking into the most effective way to secure the dumpster areas.