



Official Newsletter of Park Villas North Condominium Association

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BOARD OF DIRECTORS - 2014

Elaine Hartnett – President
Ruth Hinckfuss – Vice President
Marta Stasik – Treasurer
Dyan Hartman – Secretary
John Moore – 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 15, 2015 where you can join us to hear about some of the wonderful plans we have for Park Villas North in the coming year including continue to replace old water heaters and deal with rotted wood on patios, as well as being proactive by cleaning out sewer lines and replacing old and rusting plumbing and ongoing upgrades to the landscaping.

HOLIDAY PARTY DECEMBER 18TH 6-8PM

Get into the holiday spirit!! Join the Board of Directors in celebrating the season at Park Villas North with a little light refreshment in our newly refurbished clubhouse on Thursday December 18, 2014 from 6-8PM. Come on by and meet your neighbors.

EAST POOL HEATED THIS WINTER

Also in keeping with tradition and as a money saving measure, this winter we will be heating the EAST 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.

PARK VILLAS MUST TURN OFF FOUNTAINS

We are moving into a major drought in California and the State has mandated strict water conservation requirements for 2014-2015. As of November 2014 the City of San Diego went into a Stage 2 Water Alert. As part of complying with the alert, Park Villas North had to turn off our fountains until this water emergency is over. Much as we hate to lose the soothing sounds of the fountains, we will need to comply with this directive until further notice. It is essential that we all work together to conserve water and keep costs down or the City will start charging large fines and/or move to water rationing, so let's all do our part to keep water usage to a minimum.

ELIMINATE SEWER BLOCKAGES

Sewer back up problems are commonly caused by obstruction or blockages in the drain. You can minimize or eliminate such problems by being careful of what you dispose of in our drains and garbage disposals and what you flush down the toilet. Fats, oils and grease along with salad dressings, butter and

mayonnaise can clog drains and eventually block the sewer mains and should be put in the trash and not down the drain. Items like disposable wipes, toys, disposal diapers, toilet paper, and feminine hygiene products can also cause blockages. Another cause of blockages are roots growing down into the pipe and the Association is working with our plumber to be proactive by snaking out sewer lines.

BATHROOM AND KITCHEN FANS

In order to eliminate mold and mildew growth in your unit, it is important to keep kitchen and bathroom fans clean and running. One of the biggest causes of condo fires is the use of old worn out fans that can spark during use and cause an electrical fire. If you have old worn outdated fans, please replace them as soon as possible. After replacement make sure that you periodically check your fans and clean out or replace the filters. This way you can insure that the air quality of your unit will be clean and safe.

PLUMBING LEAKS AND ANGLE STOPS

Many homeowners do not replace the plumbing angle stops under their sinks and at the base of their toilets and often just this small investment will stop leaks and save major water damage to your unit and the unit below. In addition, periodically check the hose that connects to your ice maker. Small pinhole leaks can cause major water damage over time to both your unit and the unit adjacent or below.

CAR AND MOTOR CYCLE 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. 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

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. 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.