



Official Newsletter of Park Villas North Condominium Association

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BOARD OF DIRECTORS - 2016

Elaine Hartnett – President
Ruth Hinckfuss – Vice President
Linda Van Huizum – 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 17, 2017 where you can join us to hear about some of the wonderful plans we have for Park Villas North in the coming year.

HOLIDAY PARTY DECEMBER 17TH 4-7PM

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 clubhouse on Saturday December 17, 2016 from 4-7PM. Come on by and meet your neighbors!

TIME TO GET READY FOR THE RAIN

There are a number of projects going on at Park Villas North right now in order to get ready for the rainy season. The first, involves the yearly trimming of trees which is completed. Second, French drains have been installed at the front entrances of a number of lower units. Third, flushing out the drain lines in the lower units to remove any debris or roots. and Fourth, cleaning out and repairing gutters on all buildings. This involves a lot of work and cooperation but in order to be successful, we need your help. If you live in a lower unit, please keep drains free of debris.

AVOID FLOODING OF LOWER UNITS

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

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.

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 SECURITY

Here are some important tips on how to secure your vehicles to prevent break in's 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 important possessions 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 ensure 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

To keep the parking lots looking nice, 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 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. Use only High Efficiency (HE) laundry detergent in the washers to keep them in good working order. In order to make it convenient 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. Please 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. 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.

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.

CONTACT INFORMATION

So that we may contact you during an emergency or when work involving your parking space or unit may be necessary it is important that we have your current phone numbers on hand. Please call the management company with your contact information so we can be assured that our records are correct.