

CALIFORNIA GARDENS HOMEOWNER'S ASSOCIATION

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RENOVATION & IMPROVEMENTS UPDATES

Old Country Roofing has nearly completed the roofing project. The new gutters are being installed, as the roofs are completed. Sykes Construction is replacing the siding on the front of the decks, bike room and poolroom to match the new updated look at the HOA. Larry Lambert, of C.L. Sigler & Associates, Project Manager is obtaining proposals for asphalt replacement, and drainage at the roof discharge and ground water. In addition, membrane coating to seal concrete walkways. The Association will also be painted, and hopefully this project will commence before the winter rains start. A mock up of the colors will be painted on one of the buildings for review. The Board is considering replacing the exterior lights during the painting project and are reviewing different styles for the buildings now.

PROJECTS

Management has secured proposals for the following work scheduled to commence:

- Gutter Cleaning throughout the Association from ATC Construction in January
- The solar system has been shut down due to mechanical failure, causing the system to leak. Management has secured a proposal from Diablo Solar, and will obtain one other proposal from which the Board will make a decision regarding repairs/replacement.
- Roto Rooter cleaned the storm drains in the Association in September.

PARKING REGISTRATION AND STICKERS

The new parking rules have been distributed to the membership and are in effect. The deadline to complete the parking registration form and obtain the required sticker for your vehicle(s) is October 30th 2008. Beyond that date, the Board can inspect vehicles for stickers, and action can be taken on a case-by-case basis.

NO PARKING/FIRE LANE

The zone is been painted red. Effective immediately, cars parked in the red zone are subject to tow, violation notifications and possible fines. There will be no exceptions to this rule. This is for the safety of all the residents and visitors in the event of a fire,

SATELLITE DISH INSTALLATION, CABLE WIRING, WASHER AND DRYER VENTING, ETC.

RESIDENTS AND TENANTS PLEASE NOTE! No object of any type, can be installed or attached to any portion of the exterior buildings without written approval by the Board. This includes the balconies, roofs, stucco, siding and carports. Any item that is installed without Board approval will be removed, the owner will be billed for the removal, and fines can be levied against the account. If you rent your unit, please confirm your tenant is aware of this request.

(Over, Please)

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REMINDER - POLICIES ARE NOW IN EFFECT

Please carefully review these policies and place with your CC&Rs. The three policies include:

- ◆ **Charcoal BBQs** - only gas and/or propane BBQs are allowed to be used anywhere in the complex. Charcoal BBQs pose an insurance liability and damage the decks and balconies and may cause the community's insurance premiums to be raised. All charcoal BBQs, must be removed. Periodic inspections can be performed and letters of violation will be sent to homeowners who are not in compliance.
- ◆ **Pet Policy** - each unit is allowed one pet, up to 25 lbs. The pet must be under your control at all times and must not disturb neighbors or cause damage in the common areas. Please pick up after your pet and observe the leash law in the Association.
- ◆ **Fine Policy** - after the appropriate process of notice of violation, homeowner hearing, etc. has been followed, the Board will then, assess a fine (or per occurrence, depending on the nature of the violation) to the homeowners account.

BIKE STORAGE

Bikes may be stored on your balcony or in the bike shed. You must complete a form, and pay \$10 for the key. Request this form from Management. Please be aware that use of the bike shed is at your own risk and the Association holds no responsibility for loss or theft of equipment or bikes. Any bikes left unassembled and not attached to the bike racks can be disposed of.

ROOF ACCESS

The building roofs are one of most expensive common area components we have and the most dangerous to walk on. Please contact the Association to obtain permission anytime you are planning to have work performed that requires service personnel to walk on the roof. At no time should a homeowner be on the roof. Your cooperation is greatly appreciated.

DUMPSTER & RECYCLING AREA& WALKWAYS

Please keep the dumpster and recycling areas clean and always close the lids of the dumpster when you are finished. Due to the lack of space in the dumpster and recycle bins, please break down boxes and bulky items when discarding them. If you are remodeling your unit, it is your responsibility to dispose of any construction materials, old flooring/drywall, appliances etc. at your own expense. Please do not place these materials in or around the dumpsters. There is no storage allowed in and around the stairs. Items left in and around the stairs can be disposed of without further notice. THANK YOU!

LIGHT REPLACEMENTS IN COMMON AREAS AND OUTSIDE DOORWAYS

If the lights outside your front door or in the common areas have burned out, or have started to blink on and off, please contact Management as soon as possible. Blinking lights can be replaced before they burn out and cause a safety hazard because pathways and doorways are not properly lit at night.

FALL COLORS IN THE
ASSOCIATION!

