

CALIFORNIA GARDENS HOMEOWNERS ASSOCIATION

<p><u>Board of Directors</u></p> <p>Alison Smith - President Ed Holloway - Vice President Linda Rossman - Treasurer/Sec Kevin Bernie -Director Laura Loeb -Director</p>	<p><u>Management & Financial Contacts</u></p> <p>Association Communications, Inc. 3732 Mt. Diablo Blvd., Suite 395 Phone: 925-283-4900 / Fax: 925-283-4907 Marsha Pelino (Association Mgr) - marsha@acihoa.com Licia Hofmann (Accounting) - licia@acihoa.com</p>
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RENOVATION & IMPROVEMENTS UPDATES

Exterior Color Selections the Board has selected Dunn Edwards Paint colors-Stucco-Limestone, Siding and Trim-Calico Rock, Front Doors-Garnet Evening. On the left hand side of 1800, the stucco is painted a sample of the stucco paint and the balcony on the far left is painted the trim color. The project will start soon as soon as the decks and privacy patios are completed, weather permitting.

The Board is selecting new exterior lighting and has two samples installed to check easy of bulb replacement and correct light source at nighttime. The Board is also having photocells, which will turn the lights on and off depending on daylight hours. The photocells will replace the existing light timers.

J&J Electric will replace the existing lights with the upgrades and install the photocells in place of the timers.

PROJECTS

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

- Gutter Cleaning will be scheduled throughout the Association by ATC Construction in January
- The solar system has had components replaced and repaired by Diablo Solar on October 30, 2008 for \$4620.

WINDOW UPGRADE PROJECT

Project Manager Larry Lambert requested an additional proposal for window upgrades and replacements from Axis Construction. The Axis Proposals will be forwarded to the residents for review. Sykes Construction will provide an additional proposal as well.

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) was October 30th 2008. Beyond that date, the Board can inspect vehicles for stickers, and action can be taken on a case-by-case basis. **Please contact Management if you have not completed the registration form and obtain a parking sticker.**

APPROVED SCREEN DOOR SELECTIONS

The Board has approved two security screen doors for installation in the Association at the October 2008 Board meeting. Both doors can be purchased at Home Depot. An Architectural Application must be submitted for Board approval prior to installation.

- Laguna-\$80
- Veranda-\$140
- Black is the approved color

(Over, please)

CALIFORNIA GARDENS HOMEOWNER'S ASSOCIATION

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.

DUMPSTER DIVER

It has been reported that person(s) are going through the dumpster and recycling bins in the Association.

We are asking cooperation from the residents and ask them to leave the property. This poses a liability

to the Association-THANK YOU!

THANKS FOR VOLUNTEERING!

Resident, Steve Slusher, has monitored the PH level in the pool for two swim seasons. This is a requirement of the Contra Costa Health Department and the pool can be closed without the monitoring.

Thanks Steve, your volunteering is greatly appreciated by the Board and residents!

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.

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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.

**HAPPY HOLIDAYS FROM THE CALIFORNIA
GARDENS BOARD OF DIRECTORS!**

