



Official Newsletter of Park Villas North Condominium Association

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BOARD OF DIRECTORS - 2010

Elaine Hartnett – President
Cynthia Graham – Vice President
Paul Van Deusen - Treasurer
Nancy Unfried – Secretary
Jerry Fu – 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 20, 2011 where you can join us to hear about some of the wonderful plans we have for Park Villas North in the coming year including: finish the redo of the interior of the laundry rooms and the clubhouse and a makeover of the West Pool entrance and barbeque picnic area, including installing new tables, a trellis and entrance landscaping as well as placing two large color coded directories at the main entrances to Park Villas North.

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.

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 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.

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.

CURB YOUR DOG AND KEEP THE GRASS 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. 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 at all "dog run" entrances for your convenience.

PVN HAS UPDATED WEBSITE

Check out the updated Park Villas North Website with new photos of our refurbished complex. This user friendly site was designed by board member Jerry Fu for your use and enjoyment. Even though the web site look is new we have the same old convenient web address at parkvillasnorth.com

GRASS WILL BE GREENER IN THE SPRING

Many of you have commented on the sorry state of our lawns. The Board wants everyone to know that we are working closely with our landscaper to introduce hardier strains of grass that will be able to handle the heavy use of our lawns by pets. Look for fresh seeded grass in the spring especially along the street. In the meantime rainy weather is also helping to bring grass back in various areas.

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.

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.

WATER IS EXPENSIVE LET'S NOT WASTE IT

Over the last few years and especially the last few months the cost of water, gas and sewer has sky rocketed and even though homeowners do not pay for these costs directly they are included in the monthly dues and fees. Because of these increases it is essential that we all work to keep costs down. In the interest of lowering costs, the Board of Directors has devised a number of money saving strategies:

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 or the unit below.

Low Flow Toilets – Invest in one.

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.

Faucets: Aerate your faucets! Normal faucet flow is three to five gallons of water per minute (gpm). 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.

Showerheads: Investigate what's on the market. 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. It feels like a standard shower and has a steady, even spray. The only drawback: If you're tall, you may notice the water has cooled a little by the time it reaches your feet.

Non-aerated: No air is mixed into the flow. It maintains heat and produces a forceful spray but the flow pulses. If you're partial to massage shower heads, this model is for you.

Dishwashers: Run your dishwasher only when you have a full load. If you can, install the dishwasher away from your refrigerator: the dishwasher's heat and moisture make the fridge work harder. If they must be adjacent, a sheet of foam insulation can minimize the damage.

A BETTER MOUSETRAP

There have been a number of mouse sightings in the Complex. Recently a mouse caught in a homeowners glue trap was found still alive and suffering in the trap. If you see mice please call Howerton to have humane black box traps set by our exterminator.