



Park Villas North

Official Newsletter of Park Villas North Condominium Association

Volume No. Seven

February-March 2011

Issue No. Four

BOARD OF DIRECTORS - 2010

Elaine Hartnett – President
Paul Van Deusen – Treasurer
Nancy Unfried – Secretary
Cynthia Graham – Vice President
Jerry Fu – Member at Large

IT'S ELECTION TIME AGAIN

With so many exciting things happening at Park Villas North, it has been a fast moving and eventful year for the Board, and even though it seems like we just got started, it's already election time again. Pursuant to the Amended and Restated Bylaws, **two (2)** positions on the Board are up for election this year and interested candidates were asked to send information regarding their qualifications to the Management Company before the February 17th Board Meeting. At the February 17th meeting, all interested candidates were presented to the Homeowners and then nominated by the Nominating Committee so their names could be placed on the ballot in time for everyone to vote by the Annual Meeting on March 18th.

DON'T MISS THE ANNUAL MEETING

The Annual Meeting will be held on Thursday, March 17, 2011 at 7PM in the Clubhouse. Included in this election mailing are all the relevant Annual Meeting materials. Please read these materials carefully to familiarize yourself with the candidates and their qualifications. After you make your selections, be sure to VOTE by either mailing in your ballot to the Management Company prior to the Meeting or by bringing your ballot with you so you can cast your vote in person at the Annual Meeting (you may also place your completed ballot in the locked black ballot box in the mail room and it will be picked up by the Management Company prior to the election). **In order for the Annual Meeting to proceed, there must be a quorum of votes representing fifty-one (51%) of Homeowners, so it is especially important that your ballot be counted at this Meeting.** Even if you can't attend the Meeting, don't forget to VOTE before the deadline.

AVOID FLOODING OF LOWER UNITS KEEP DRAINS UNCOVERED & UNCLOGGED

During heavy rains lower units can flood if front door and patio drains are covered by mats and clogged by debris. To prevent water build up and possible flooding during the rainy season please make sure that all lower unit drains at the front door or in the patio area are kept uncovered and free of debris. If you do experience water build up, please call Howerton immediately at (858) 573-1793.

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.

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.

PLEASE PUT YOUR GARBAGE IN THE BIN

Please place all garbage directly into either the green regular garbage bin or the blue recycle bin. Waste Management will not pick up any garbage left by the side of the bins. It is important that you break down all cardboard boxes and put them either in the recycling bin or the regular garbage. All furniture, construction materials, old flooring or carpeting and any old electronic equipment will need to be taken to the dump or local electronic recycling stations. Anyone leaving garbage by the side of the dumpster will be fined the additional cost of disposal. If you have any questions with regard to garbage pick up, please call Brad at Howerton at (858) 569-1793.

TRESPASSERS – DUMPSTER DIVING

There has been a marked increase in homeless trespassers rummaging through the dumpsters. They work in teams, emptying out garbage bags in order to sort through them, creating a mess and making a lot of noise that wakes up neighbors sometimes as early as 5AM. It is normal for people to sympathize and assume these men are doing us a service by removing and recycling materials but keep in mind that some of these men may have another agenda such as identity theft. In addition, some homeowners have been afraid to walk to their cars or throw away their trash when these trespassers are nearby. If you come upon dumpster divers do not directly confront them, call SDPD at (619) 531-2000 and report that they are trespassing on private property. In the meantime the Board is looking into the most effective way to secure the dumpster areas.

CALIFORNIA MANDATE - CONSERVE WATER

Over the last few years the cost of water, gas and sewer has increased dramatically and is about to go up again by 6% and even though homeowners do not pay for these costs directly they are included in the monthly dues and fees. In addition, since we are facing a major drought in California the State of California has mandated strict water conservation requirements again for 2011. Therefore, it is essential that we all work together to conserve water and keep costs down.

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.

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.

BARBEQUES REFURBISHED FOR SUMMER

It is against the Rules and fire regulations for residents to have barbeques or other open flames on their patios. Please note for your safety and enjoyment that all of the barbeques located in 6 areas of the complex (two by East Pool, two by West Pool and one each by Laundry Room No. 1 and the Far East end of the Complex) are all going to be refurbished for your summer use. Barbeques are an important asset for our enjoyment of Park Villas North, so please use them correctly and remember to turn them off when not in use. Also do not let covers slam back or they will soon be ruined.