



Vista La Jolla

TOWNHOMES ASSOCIATION

FHA & VA Approved!

Newsletter

www.vistalajollatownhomes.com

February 2017

COMMON AREA LANDSCAPE

Please note that the area located in front of each of the homes, outside of your gated area, is considered common area and is maintained by the association. Per the rules of Vista La Jolla,



“Residents **shall not alter** the exterior of townhomes, exclusive use areas, **common areas** or driveways as they relate to painting, decorating, or remodeling, without prior approval of the Board...” In

addition, the rules state that “Residents may place **one single stepping stone** in the shrubbery beds between the sidewalk and the front walkway.” A violation of this rule could result in being called to a hearing, possibly fined and/or the association removing any items that are placed in this area.

Trim Plants

Due to the recent rainfall, many vines and plants will no doubt be in need of trimming. Please be sure to trim the plants in your exclusive use areas as needed. According to the Vista La Jolla Townhomes Policy Manual, page 5, E. Rules Regulating Alterations to Exterior of Residences, #3: “No plantings in exclusive use areas may be excessively large or invasive. The Board may require residents to remove or trim trees, shrubs, and vines located in the Exclusive Use Areas. Owners are urged to use good judgment when selecting new plantings and to consider root invasion and uplift as well as potential infringement of the full-grown plant upon its surroundings. Specifically prohibited plantings are ornamental fig (Ficus) trees, vines which adhere to walls and woodwork, pine trees and Eucalyptus trees.”



Parking Reminder

As many of you know, the available parking spaces in the Community often fill

up fast and some people decide to park illegally by either parking in the red or parking over sidewalks. If you see someone parked along a red curb or over a sidewalk, please report the vehicle information to SDPD by simply calling 619.531.2000.

You may also report abandoned vehicles online at <http://www.sandiego.gov/police> – click on “Services and Support” – then click “SDPD Units” on the left hand menu – scroll down and click on “traffic” – then click “Abandoned Vehicle Abatement” and choose the issue to report

Violating the parking rules may result in a violation or hearing notice. If you are called to a hearing, you may be fined.

Trash Rules Reminder

Help to keep our community beautiful by abiding by the rules regarding trash and recycle stated below.

- The City of San Diego collects all trash and recycling from assigned containers only.
- Leaving trash or items in the common areas or streets is prohibited. The City will not collect anything from the ground.
- All trash and recycle containers must be placed curbside after 4:00 p.m. the day prior to pick up and removed the same day of pick up.

Proposed Changes to CC&R's



In the near future, the Board and Management would like to update the CC&R's to reflect a reduced percentage of owners required to make future amendments. Currently the CC&R's require seventy-five percent (75%) of owners to approve a change. We would like to reduce this to a simple majority of fifty-one percent (51%).

Your CC&R's were recorded almost 30 years ago, at a time when the percentage required for amendments was typically quite high.

The difficulty with approving most amendments has been that they fail, not due to opposition, but due to apathy. Your declaration currently requires a 75% vote of all members. That means that anyone who does not vote is effectively a negative vote. Under the revision, an amendment will require a simple majority of members. Although this will make it somewhat easier to approve amendments, it does not mean that owners will not be protected. If an unwise or unpopular amendment is approved, it can also be repealed later by the same percentage. You can read more about this on page 25 of your CC&R's, Article 14 Section 2, Amendments.

When this proposed change is discussed, we will notify you so we can get your input. Please keep an eye out for this topic to be listed on an upcoming agenda.

BBQ NOTICE



As a reminder, be sure to clean and TURN OFF GAS after using the BBQ grills.

The grills are there for the use of the community, as long as they are used correctly and kept in good condition.

Insurance Agent Information



It's been brought to Management's attention that several homeowners are unsure if they have adequate homeowners insurance coverage. We are here to help answer any questions you may have, but we highly recommend you contacting the Association Insurance Agent to discuss coverage, just to be sure you are adequately covered. Vista La Jolla Townhomes is insured with:

LaBarre/Oksnee, Ins. Agency

Chris Dinino

30 Enterprise, Ste. 180

Aliso Viejo, CA 92656

949-588-0711 office

949-916-1659 fax

chrisd@hoa-insurance.com

Useful Contact Numbers

- San Diego Police Dept. – 619.531.2000
- San Diego Fire Dept. – 619.533.4300
- Private Security – 800.290.9771
- Management – 858.551.1885

2017 Board of Directors

Alice Buck – President
Susan Ball – Vice President
Rob Pleis – Treasurer
Kurt Swanson – Secretary
Cathy Colclasure – Director

Management

A. McKibbin & Co.
COMMUNITY ASSOCIATION MANAGEMENT

Sean DeFreitas – Manager
sean@amckibbin.com

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7529 Draper Ave., Suite D
La Jolla, CA 92037
Tel: 858.551.1885
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Next Board Meeting

February 08, 2017
6:00 pm
Clubhouse