



# Vista La Jolla

TOWNHOMES ASSOCIATION

## FHA & VA APPROVED!

Newsletter

[www.vistalajollatownhomes.com](http://www.vistalajollatownhomes.com)

March 2017



## CRIME

## ALERTS

*Due to some recent attempted burglaries, the Board and Management would like to share some guidelines to keep your house safe and secure.*

- Make sure every external door has a strong, well-installed dead bolt lock. Key-in-the-knob locks alone are not enough
- Sliding glass doors offer easy access if they are not properly secured. You can secure them by putting a broomstick or dowel in the inside track to jam the door or by installing commercially available locks.
- Burglars hate bright lights. Install outside lights and keep them on at night. Motion-detector lights can be particularly effective.
- Check the complex on a regular basis for problems such as burned-out light bulbs, dark corridors, uncollected trash, or broken locks on mailboxes and doors. Report any such problems to the building manager. Keep pressure on management to make sure it provides adequate security.

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**Please call the San Diego Police  
619.531.2000 if you see any  
suspicious activity going on.**

## Trim Plants

Due to the recent rainfall, many vines and plants will no doubt be in need of trimming. 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. Specifically prohibited plantings are ornamental fig (Ficus) trees, vines that adhere to walls and woodwork, pine trees and Eucalyptus trees.



## TENNIS COURT RULES REMINDER



Help us preserve the beautiful tennis courts by abiding by the following rules:

- Tennis courts are for playing tennis and basketball only.
- Bicycles, tricycles, in-line skates, roller skates, skateboards, etc., are strictly prohibited in the court area.
- Littering the court area is strictly prohibited.
- Only residents and their guests are allowed to use the tennis courts.
- Residents are responsible for the conduct of their guests.
- Only shoes with non-marking soles are allowed on the courts.
- Courts are for recreational use only.
- Light must always be turned off when leaving courts.

Hours for Use of Tennis courts are every day from 7:00am to 10:00pm. Please review reservation policy to ensure everyone gets time slots needed as needed.

## 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 4:00pm 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.

## Heed your Speed!



Many homeowners are doing a great job following the posted speed and driving cautiously in the community! However, there continues to be residents and/or guests that have been seen "racing" through the Community. Please be cautious when driving through the community and obey all the posted speed limit signs! Children play in the Community and many residents walk their pets throughout the day and night.

### 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

A. McKibbin & Co.  
7529 Draper Ave., Suite D  
La Jolla, CA 92037  
Tel: 858.551.1885  
Fax: 858.551.1886

### Next Board Meeting

March 8, 2017  
6:00pm  
Clubhouse