

Vista La Jolla Townhomes Association

FHA & VA APPROVED!

Newsletter

www.vistalajollatownhomes.com

March 2018

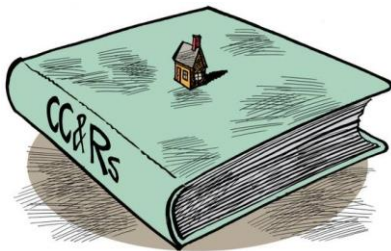
Help Your HOA Manage Expenses: Receive your HOA Statement and Newsletter via Email



Help the Association save money by electing to receive your monthly statement and newsletter via email. If you would like to enroll in this program, please contact Ronni at ronni@amckibbin.com.

PETITION TO AMEND CC&Rs

Pursuant to Civil Code Section 4275, Vista La Jolla Townhome's legal counsel, Epsten Grinnell & Howell, is preparing a petition to seek approval by the court, of an amendment to the CC&Rs, lowering the approval amount



for future amendments and updating lender approval requirements. Section 4275 provides a way for Associations that have a super-majority approval for amendment of their CC&Rs to petition the

court for approval of an amendment when it failed to achieve a super-majority requirement. An Association may file a petition when it has held a proper vote on the amendment and has achieved approval of at least a majority of the homeowners (50%).

Your declaration currently requires a 75% vote of all members. That means that anyone who does not vote is effectively a negative vote. Under this petition for the revision, an amendment will require a simple majority of members.

Help Stop Solicitors

Help us keep solicitors out of our community. Solicitors can cause an annoyance by littering the ground, mailboxes, and front doors with flyers. Not only can they be irritating, but they can cause homeowners to feel uncomfortable by becoming overly pushy and aggressive.

Management would like to remind everyone that it is against the Association's Rules & Regulations for solicitors to be within the community.



**MANAGEMENT
NEVER GIVES
PERMISSION FOR
SOLICITORS TO
ENTER THE
PROPERTY!**

If you see a solicitor knocking on doors, or leaving flyers, get their information and call Private Security at 800.290.9711. They will be escorted off of the property immediately. Also, be sure to advise Management of their information so we can send a "No Solicitation" notice.

We ask that you do not confront them on your own, for safety reasons.

Please pick-up after your pet!

Per the Vista La Jolla rules, "Residents and guests shall comply with the San Diego City leash laws. Pet Owners are responsible for picking up their pet's excrement."



Please help us keep the community clean and promptly pickup after your pet.

Parking Reminders

Parking can be an issue within our community. To help ease this situation, Management is asking all residents to review the rules regarding parking.



- Garages must be utilized for parking two vehicles.
- Parking boats, trailers, and motor homes are prohibited on all streets.
- Guests must park in designated guest spaces and at raised curbs.

- Always allow a twenty-foot driving lane between parked vehicles when parking.
- Blocking any driveway, garage, or sidewalk is in direct violation of the City ordinance.
- Red curbs are Fire Lanes, blocking them can result in towing and fines from the City.
- Parking facing the wrong way is against the law and prohibited.

Violating any of the above parking rules may result in a violation or hearing notice, and your car can be towed. If you are called to a hearing, you may be fined.



Clubhouse Information

Clubhouse reservations can be made through the website at www.vistalajollatownhomes.com. Reservations require a ten-day advance notice and a personal check deposit of \$200.00. Deposits shall be returned after a Board member or representative has inspected the premises. A few reminders for reserving the Community room:

- Please remove all trash, and empty and wash all ashtrays.
- Clean the entire kitchen and equipment.
- Vacuum all carpets and clean up all spills and stains.
- Make sure all furnishings are in the same shape as when the clubhouse was reserved.
- Maximum 50 people.



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



2018 Board of Directors

Alice Buck – President
Susan Ball – Vice President
Richard Heckman – 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 14, 2018
6:00pm
Clubhouse