

Vista La Jolla

TOWNHOMES ASSOCIATION

FHA & VA Approved

Newsletter

www.vistalajollatownhomes.com

July 2018



VACATION RENTALS: WHAT YOU NEED TO KNOW!

Any homeowner who leases/rents out their home cannot do so for any time period less than at least 30 days. This includes soliciting your home on sites including Airbnb, VRBO, etc. According to the Vista La Jolla CC&R's:

CC&R's, Page 16, Section 2: "Each Owner shall have the right to lease his Living Unit provided that such lease is in writing and provides that the tenant shall be bound by and obligated to the provisions of this Declaration, the Bylaws and the Rules and Regulations of the Board. In the event that the Tenant fails to do so, this shall constitute a default under the lease. Also, provided further that no such lease shall be for transient or hotel purposes. Any such lease which is either for a period of less than thirty (30) days or pursuant to which the Lessor provides any services normally associated with a hotel, shall be deemed to be for transient or hotel purposes."

Also, please note the following San Diego Municipal code:

§35.0102- "Transient" means any Person who exercises Occupancy, or is entitled to Occupancy, by reason of concession, permit, right of access, license, or other agreement for a period of less than one (1) month."

If you are considering leasing/renting your home for such purposes you will need to obtain a Transient Occupancy Registration Certificate and a Transient Occupancy Tax will be collected from you. For more information on where to obtain the certificate, visit this website:

<https://www.sandiego.gov/treasurer/taxesfees/tot>

Fourth of July!!!

Management would like for everyone to have a fun and safe 4th of July. We would like to remind everyone that fireworks are illegal to set off in San Diego. Do not set off any fireworks - leave the fireworks to the professionals. They are loud, dangerous and can cause a fire.

If anyone is seen setting off fireworks, they will be called to a hearing and possibly fined. Please contact the police if you notice someone setting off fireworks.



DO NOT KEEP THE TENNIS COURT GATES, POOL GATES OR UTC/MALL GATE OPEN



It has come to Management's attention, that people are propping open the gates for the pool, tennis courts and UTC/Mall areas. This is a safety hazard! Please do not leave the gates open, and make sure they are closed after you enter or exit through them. If you have lost your key FOB, please contact Management.

Lighting



For safety concerns, please contact management should you notice lights out anywhere within the community.

BBQ NOTICE

As a reminder, be sure to clean and **TURN OFF GAS** after using the BBQ grills. The grills are there for the enjoyment of the community, as long as they are used correctly and kept in good condition.



**NO PET
POOP
ZONE!**

**Attention Pet
Owners:
PLEASE
PROMPTLY PICK
UP AFTER YOUR
PETS!!!**

If you do not pick up after your pets, you will be violating the rules of this Association. If you see someone not picking up after their pet, please report their information to Management immediately. Keep the community free of waste. Always pick up after your pet. Dispose of your poop bags by placing them in the provided trash can instead of the shrubbery that beautifies the area.

SPA/POOL REMINDER!



**As it gets warmer,
the pools and spas
are beginning to
be used more
frequently.**

Management would like to remind everyone to please put the spa cover back on the spa after use. This will help keep it clean and working properly.

Insurance Questions?



If you are unsure about the amount of insurance coverage needed for your home, please contact the

associatons insurance agent at:

FARMERS INSURANCE
Kirk Miller Insurance Agency Inc.
7220 Trade St. #360
San Diego, CA 92121
Phone: 858.240.2593
Fax: 858.875.0667
Email: kmiller2@farmersagent.com
CA license #: 0K05931

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
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Next Board Meeting

July 11, 2018
6:00 pm
Clubhouse