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A Quarterly Newsletter for Villa La Jolla Owners and Residents

# Villa La Jolla Condominiums

Summer 2018

## current topics >>>

### 2018 Annual Meeting June 27, 2018

*Congratulations to our two (2) newly elected Board of Directors Members: Irene Kokinelis & Antonio Valderrama.*

*Irene and Antonio were elected to the Board for a two (2) year term beginning effective June 27<sup>th</sup>, 2018.*

*Thank you to all homeowners who participated in the voting for this year's election.*

*If you are interested in joining the Board of Directors, we will be soliciting volunteers for the 2019 election beginning in April 2019.*

## Rules & Regulations

### Proposed Revisions, Implementation & Enforcement Thereof

*Over the course of the past few months the Villa La Jolla Board of Directors has been working with our HOA Legal Counsel in an effort to revise the Association's Rules & Regulations and Architectural Guidelines.*

*In general, these revisions are intended to help Management and the Board clean up the community in terms of balcony, patio, common area & landscape violations, as well as to provide more detail on the areas which pets are permitted.*

*California Civil Code requires that any proposed rule changes be sent out to the membership (homeowners, not tenants or guests) for a 30-day comment period before the Board may officially adopt and implement these rule changes. These rule changes have been mailed to you as a member of Villa La Jolla Condominium Association and you will have an opportunity to raise any questions, comments or concerns to the Board (either via the comment card provided in the mailing or by attendance at the August 15<sup>th</sup> 2018 Board Meeting. Please keep in mind a 30-day comment period is not a vote of the membership, it is an opportunity to present questions or concerns to the Board prior to implementation of proposed rule revisions.*

*Management and the Board of Directors anticipates that these revisions will go into effect on August 20<sup>th</sup>, 2018.*

*A summary of these proposed rule revisions is provided on page 2. (Full details in mailing)*

## **Summary of Proposed Rules & Regulations Revisions >>>**

- 1. Strengthening of enforcement policy to account for stronger/higher fine amounts for repeated violations.*
- 2. No more than 2 potted plants in front of any unit door.*
- 3. No potted plants in common area landscape.*
- 4. Removal from Common Area of dead, diseased or invasive, privately planted plants, shall be at the plant owner's expense (proper notice will be given prior to removal, no reimbursements will be made on removed plants in violation of rules).*
- 5. Bicycles, tricycles, and any other wheeled vehicles and toys are prohibited on lawns, landscape areas and all common areas; these types of activities should be limited to the sidewalks located at the perimeter of the community only. In addition to the responsibility for the repair of damage caused to the common area by any misuse or other infractions, other sanctions may be imposed. Skateboards, roller blades, roller skates and scooters are prohibited in all areas within the community because of the history of damage done by them. (These items may not be stored under the stair landings or front unit entrances).*
- 6. Exterior clotheslines and drying racks may only be used in the patio area in a manner which is not visible from the Recreation Area and Common Area(s). There shall be no outside drying of clothes or other items on any balcony, railing, awning, or other exterior portion of the Condominium Building.*
- 7. No items may be permanently affixed to the wood railings or stucco walls. Example: Hanging a plant from a hook installed on the fascia board above your front door on the stair landing. Example: Hanging wall art affixed to stucco.*
- 8. Open-flame barbeques, including, but not limited to, barbeques fueled by charcoal or propane, on an exclusive balcony or patio or in any location within ten (10) feet of any building or structure is prohibited at all times. This prohibition does not apply to electric barbeques. In addition, propane containers and charcoal shall not be stored on patios/balconies.*
- 9. No Owner may keep more than one dog or one cat within a Unit. An owner with a dog may not keep a cat. An owner with a cat may not keep a dog. Owners may keep caged birds. Owners may keep aquarium fish.*
- 10. All pets must be properly restrained whenever they are outside the Unit. No dog or cat may be allowed in the Common Area unless it is on a physical leash controlled by a person capable of restraining the dog. No dog may be left unattended on a patio or balcony. No dog may enter any landscaped portion of the Common Area except grass along the perimeter of the Community. Owners must clean up after their pets.*

# HOA General Info.

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- HOA Management Office is located next to the BBQs on the South/East side of the upper pool.
- Garden Communities Sales Office is located next to the gym and clubhouse entrance.
- You can submit workorders for common area issues via the HOA webpage – [villalajollahoa.com](http://villalajollahoa.com).
- You can report community violations (i.e. noise, balcony violations, pet violations, etc.) via the HOA webpage – [www.villalajollahoa.com](http://www.villalajollahoa.com).
- Laundry Rooms are cleaned Monday, Wednesday, and Friday. Cards are available for purchase in the clubhouse for \$5.00. Please report any laundry equipment malfunctions to [zdaly@keystonepacific.com](mailto:zdaly@keystonepacific.com).
- Trash and recycling bins are located in each parking lot. Please make sure you are breaking down all boxes when using the recycling bins. (See map on back page for info.)
- **Architectural Approval:** If you intend on remodeling your unit, keep in mind that Architectural application approval is required for items such as window replacement, security doors, window treatments, any work that requires moving of plumbing or electricity lines, etc. Failure to obtain approval may result in a CC&R violation which could include monetary fines as well as requirements to put back the work to its previous state at owner's expense.
- **Effective August 27, 2018** Bald Eagle Security will be taking over the Association's Security Patrol services. To report suspicious activities or noise issues on the property, contact Bald Eagle at 619-230-0022. Until then please continue to use Allied Universal Security at 888-294-1200. Please call 911 for all emergencies.

Website: [www.villalajollahoa.com](http://www.villalajollahoa.com)

**On Site Manager:** Zachaary Daly, CCAM  
(858) 455-7824, [zdaly@keystonepacific.com](mailto:zdaly@keystonepacific.com)

**After Hours or Holiday Emergencies:**  
(949) 833-2600

**Allied Universal Security, Courtesy Patrol**  
(Effective through Aug. 27<sup>th</sup> 2018): (888) 294-1200

**Bald Eagle Security, Courtesy Patrol** (Effective beginning August 27<sup>th</sup> 2018): (619) 230-0022

**Common Area Issues:** Please e-mail General Manager Zach Daly, [zdaly@keystonepacific.com](mailto:zdaly@keystonepacific.com)

**Quiet Hours:** 10pm – 7am. Please be cognizant of your noise levels after 10pm, noise travels very easily between the halls and walls at Villa La Jolla. Noise violations/disturbances can be reported to [zdaly@keystonepacific.com](mailto:zdaly@keystonepacific.com)

**Pool Hours:**  
8:00 am to 10:00 pm (Sunday – Thursday)  
8:00 am to 11:00 pm (Friday/Saturday)

## property advice >>>

### In-home tips for maintaining a well functioning condo

*It is important to maintain the components inside your condominium on a routine basis to ensure a longer lifespan for your components and to avoid/prevent major expenses or failures. Below are some suggestions for maintaining the interior of your unit.*

- Garbage Disposal – First it is important to remember this is not a food processor, be cognizant of what you are putting in the disposal as it can cause damage and drainage backups.
- Toilet Check Valve – Make sure your toilet is not constantly running.
- Dripping Faucets and Sink Fixtures – Check for leaks.
- Caulking of Shower/Tub – Is caulking intact?
- Smoke Detectors – Change the batteries. It is recommended to change all detector batteries at the same time and note the date on each detector.
- If you see or hear something you are unsure about, contact the appropriate professional (plumber, electrician, etc.).



● YOU ARE HERE!

● LRY, LAUNDRY

○ UPSTAIRS UNIT  
○ DOWNSTAIRS UNIT

■ JUNIOR ONE BEDROOM

■ ONE BEDROOM

■ TWO BEDROOM

