

## Westwood #2 HOA Newsletter

Despite several previous newsletter items, we are still experiencing water intrusion issues. Article 8, Section 8.6 of the CC&Rs states that "each owner is responsible for all water damage within the home caused by water intrusion from whatever source." Also, homeowners "shall obtain and maintain personal liability and property damage insurance" for their units. This includes homeowners who rent or lease their units.

Again, it is stressed that you inspect the appliances and fixtures in your unit periodically. Judy Kevorkian on Matinal Road mentioned that moisture detection devices can be purchased at Home Depot for \$14.99 and placed behind fixtures which might leak, an inexpensive solution to a costly and inconvenient problem.

It has been reported by several residents on Caminito Masada that the shut-off valves in their garages do not work properly. These are the responsibility of the homeowner. I suggest that several homeowners get together and get bids from a couple of reputable plumbers who will usually offer a discount for several similar repairs. It sure beats having one's water shut off when a neighbor is having work done.

Some of us have rather lengthy dryer vents; these need to be cleaned periodically, like the chimneys, to prevent causing a fire. If it is taking longer than usual to dry your clothes, the vent most likely needs cleaning. I have recently noticed, in my junk mail, several ads which offer to do this at a reduced price.

We get a free local newspaper, the "RB News Journal", delivered to our driveways each Thursday. If you do not read this paper, which does an amazing job of keeping us up to date on local issues and activities, either toss it into your recycle bin when it arrives or log onto the Journal's website, [www.mylocalnews.com](http://www.mylocalnews.com) and ask them not to toss it into your driveway. This is preferable to letting them accumulate in the driveway and/or disintegrate into a mass of wet newsprint if it happens to rain.

Please do not place planters, rugs, towels, etc. on or over the fences. This causes damage and deterioration to the paint and wood of the fences. Also, because I see numerous units where ivy (or some similar climbing plant) is being allowed to climb either the fences or the units themselves, a repetition of the last newsletter is needed. "Vines must be grown on a trellis and not attached to the fence or buildings."

Our landscapers, O'Neill & Associates, have been hard at work trimming back

the dead foliage which resulted from the extremely cold weather we had in January. To quote the Westwood Club's last newsletter, if your plantings died or were damaged, "Please take the time to cut back the damage."

For the past couple of years, we have had problems with drug dealing, using, partying, and drinking by underage individuals in the small, private parking lots in our complex. At first, it was centered in the small lot that many children and adults walk through to get to the Westwood Club. Now, it seems to have spread to the lot at the end of Caminito Baya. If you see individuals who do not belong loitering in any of these lots, get a description of the individuals and vehicles and license plate numbers and report them to the police at the non-emergency number of (858) 484-3154. If the activity continues, please relate the information to a Board member or the management company. In the past two weeks, evidence has been turned in to the Northeastern Division of the San Diego Police Department, which, we hope, will enable us to determine the identity of the individuals who are dumping, littering and breaking the law.

We welcome new owners to our area and hope that you will ask your neighbors if you need help. Most of our owners are very friendly and willing to help newcomers; we were all newcomers once. Because we have several new owners, an attachment designating the responsibility of maintenance items will be attached to this newsletter. However, a very small percentage of residents seem resistant to complying with our governing documents even after repeated requests. Remember, if your failure to comply causes damage to Association property, the Board will contract to have the damage repaired and charged to the responsible party.

Water use by residents continues to be excessive and water rates are going up. Echoing the last newsletter, the monthly dues will be raised this year. In an attempt to conserve water, the sprinklers were turned off by the landscaper before the last rain. What have you done to conserve water?

We have several units currently listed for sale in our complex but I still see colored lights in the trees in neighboring units. Please assist by removing the lights.

I have received several new complaints from owners about the cats who are allowed to wander the complex. A cat in the 11300 block of Matinal Circle recently died; the vet attributed its death to drinking from the gutter. This is another attempt to get cat owners to restrict their animals to their exclusive use areas. Remember, excessively barking dogs, whether left in the house or on patios, violate the CC&Rs. There is also a two pet limit per unit. Responsible pet owners spend time training, walking or meeting their pets' needs. With regard to the gutters, these contain grey water, not sewage, and water which drains into them eventually reaches the ocean. Do not flush any toxic substances from driveways or units into them.

On a final note, thanks to those of you who left your fire extinguishers out to be checked. The company inspecting them failed to show up on the first scheduled date. Some of you were not able to have your extinguishers recharged because they are outdated or do not meet the standards for recharging. If you did not get a new tag attached to your extinguisher, you need to purchase a new one. The extinguishers which meet the current standards are approximately 4 inches in diameter and 12 inches tall. If you have further questions, please contact Elite Management at (858)485-0881.