

## **WESTWOOD #2 Townhouses Newsletter**

I hope you all are settling into your units (which we are very lucky to have to come home to) and getting back to a normal routine. I know I'm ready for a lot less excitement and a lot more routine daily life. A huge thank you goes to our landscapers, Dago and Fernando and helpers, who very quickly cut and removed the debris from the firestorm. A thank you and an occasional bottle of cold water encourages our valuable support workers.

The installation of a satellite dish **REQUIRES** the prior approval of the Architectural Committee of the Westwood #2 Board of Directors with the signatures of neighbors on both sides of your unit. Many owners have not followed the CC&Rs and are mad when when they are asked to comply with the CC&Rs that they signed at escrow. That signature means that you have read and will comply with the CC&Rs. A small satellite dish (no more than 30 inches in diameter) may (with approval) be installed on the colored fascia above the doors or mounted **ENTIRELY** freestanding on a stand. In **NO** way can it be attached to the fence or mounted on or above the roof line **EVER**. And please don't ask the Board to modify these requirements.

Some of you, especially those who live on Caminito Masada, have noticed Eli Cohen, our handyman, working to replace the dry rot on the siding and fences. This is in preparation for our painting project which will begin in January (weather permitting). We would like to enlist residents' assistance with locating the wood that needs replacing. Write or e-mail Elite specific locations on your unit. Be sure to reference **WESTWOOD #2** in your letter or e-mail.

This is a heads up notice that vegetation needs to be trimmed away from siding and fences 8-12 inches. Those of you who have a lot of growth on your patios need to begin trimming **NOW**. **YOU** are responsible for disposing of the trimmings. They are **NOT** to be thrown over the fences for the landscapers to remove. The landscapers are charged when they dump greenery. If you have too much to trim, you need to hire someone do it for you. Sometimes Dago takes on side jobs from residents; his prices are very reasonable. I know; awhile back I got two bids for cleaning up my yard. I cannot dig in the ground because the many wandering cats use my yard as a litterbox. Dago's bid was 1/2 the second bid.

After the dry rot is replaced, each building will be powerwashed before being painted. This step will require that you move items on your patio.

The colors on the unit will remain the same but the paint is a much improved brand from that used last time. And Sunset Painters will be doing the painting. It is projected that the whole project will take 3-4 months. The buildings on Caminito Masada will be painted first, as they were the first ones painted last time. Then the

painters will move to the west side of Matinal Circle, to Caminito Baya, on up Matinal Circle to the intersection of Matinal Circle/Matinal Road, cross the street, down the other side of Matinal Circle, to the second intersection of Matinal Circle/Matinal Road. The painters will complete the project by painting Matinal Road.

Some of you are still allowing your dogs to poop, even on the sidewalk, and not picking up after them. Westwood is a designated family area (which means children). Children walking to and from school step in the poop and carry it to school or home. It is both a City Ordinance and in the CC&Rs that ALL pet waste be picked up. Otherwise, it washes into the creek or storm drains and causes the problems Lake Hodges is currently experiencing (Healing Lake Hodges, News Tribune, Sunday, October 14, 2007).

Recently, an article concerning the use of gas and charcoal barbecues came to the attention of Elite. These kinds of barbecues are prohibited any closer than 10 feet from the building or overhang.

I was going to include information on Water Conservation in this issue of the newsletter as we are currently under a voluntary order to conserve. I decided to treat the Water Conservation issue in a separate newsletter which will be personally delivered to all residents. Usually, the newsletter goes to the owners of units. All residents-owners, renters and those who lease-need to be aware of the conservation issue. Owners are supposed to share the contents of the newsletters with the residents of their units but I don't see that happening.

Recently, the board has had a lot of inquiries about excessive water pressure. This is an owner responsibility. A pressure regulating gauge needs to be attached to the valve inside the garage. Again, as I suggested in the last newsletter, if a whole building or more of owners gets together with a reliable plumber, I'm sure it would be cheaper to do them all at once. Some of the valves need replacing anyway.

**BEST WISHES FOR A SAFE AND HAPPY HOLIDAY SEASON!!!!**