

WESTWOOD #2 TOWNHOUSES

NEWSLETTER

Architectural

Written approval **MUST** be obtained from the Board of Directors **PRIOR** to **ANY** alteration, installation or change to the exterior of your unit. For that reason, an Architectural Application and the directions for filling it out will be attached to this newsletter.

Changes in the landscaping of the patios must also be submitted on an application so that you are not forced later to remove items at your expense. Do **NOT** raise the level of the planting beds inside your patios. Water does not drain properly, and then you become responsible for damage done by the water.

Speeding, Crossing the Centerline

Many residents have been observed speeding on our portion of Matinal Circle and crossing the centerline on the curve near the small parking lot near the Club. This is your heads up that SDPD has been contacted and Officer Pace will be periodically patrolling this area of Matinal Circle. Board members and Neighborhood Watch people are in the process of collecting signatures to install four speed bumps which were approved by the City originally in 2002.

Christmas lights and colored lights in the trees

It's well past time to get out and take the lights and decorations down.

Posted agendas, meeting date change

Agendas for the Board meetings, which are held the **SECOND MONDAY** of the month at 6:30 pm at the Westwood Club, will be posted prior to the meeting in the small parking lot many people pass through to get to the Club. Once the board is erected, copies of recent newsletters will also appear.

Unleashed dogs, pet waste

Many unleashed dogs have been observed recently. Dogs **MUST** be leashed once they leave your patio area. This is a City Ordinance as well as a part of the CC&Rs. Violators will receive a violation letter in the mail; if the practice persists, residents may be assessed a \$50.00 fine.

Also, our lawns are full of dog droppings and our flowerbeds contain cat droppings. Please clean up after your pets; it's also the law. This also applies to pets kept in your yards as well.

Trash

Residents receive one, sometimes two, free newspapers per week. If you don't want them, please pick them up and put them in your blue recycling bin. They represent

the largest part of the litter in our neighborhood. Along with this, do not throw cigarette butts into the street or driveway, or over your fences.

In addition, do not fill either of your trash bins to overflowing. Dogs, crows and the wind scatter it throughout the complex. Break down cardboard boxes for the recycling bin. And if there is trash in the street near your trash bin, pick it up and put it in the appropriate bin. Bins are to be put away on the same day trash is collected.

Insurance

Owners MUST carry insurance on personal property, furniture, wall coverings, floor coverings and personal liability whether they are resident owners or non-resident owners.

Contacting Elite Management

Requests for service or documents may be e-mailed to customercare@elitemanagement.com. Concerns/complaints should be e-mailed to chris@elitemanagement.com at least a week before the Board meeting so that they can be included in the Board packet for the month. After hours emergency maintenance matters (leaking sprinklers, etc.) are available 24 hours by calling (858) 485-0672.

Painting

Some residents on Caminito Masada have been giving the painters a hard time. Quite a few Masada residents failed to trim back their foliage as directed and this is making the painters' job more difficult. This is NOT the same company that painted the complex last time. Please follow their instructions and be patient with regard to the weather. They are not weather forecasters nor can they control the weather. The complex was being painted in 2002 at this same time. They have a very large crew which works diligently when they can.

The painters have completed two buildings on Masada; consider checking them out.

Fences, woodrot

Refrain from hanging or draping ANYTHING on the fences. This includes flower pots and planters. These practices cause wood rot and it has been very expensive replacing it in preparation for painting, especially since all the fences were replaced six years ago.

IF YOU ARE A LANDLORD, MAKE SURE YOUR TENANTS (PRESENT AND FUTURE) KNOW ABOUT, AND ADHERE TO, THESE RULES.

written by: Judy Bush, Westwood #2 Townhouses, Secretary with input from the Board and Elite Management.

