

# Westwood #2 Townhouses Newsletter

## Annual Meeting

For the second year in a row, we have been unable to hold an Annual Meeting because not enough owners have returned their ballots in order to reach a quorum. Only 6 people showed up in person. We are going to try again in July. If you no longer have a ballot, please contact Elite Management for a new one.

## Water Restrictions

As most of you know, mandatory water restrictions went into effect on June 1, 2009. I applaud those of you who made an effort to conserve water and called in broken or misdirected sprinklers. Unfortunately, there were not enough of you. Now, mandatory restrictions have been imposed and it's time for EVERY household to get serious about saving water. A summary of the new restrictions is posted in the bulletin board in the little parking lot on the way to the Club; they are also encased in plastic and taped to all of the electrical boxes and on our website ([www.westwoodtwo.com](http://www.westwoodtwo.com)). For information about the restrictions, applications for waivers and fines and penalties to be imposed by the city, go to [www.sandiego.gov/water](http://www.sandiego.gov/water). Ignorance of the rules is not an excuse for breaking them!

## Parking Issues

Many of you are still not abiding by parking laws set by the city which we are charged with enforcing. No vehicle may be parked on the city streets or in any of our small lots longer than 72 hours in one spot. When moved, a vehicle must travel to a slightly different location, at least 1/10 of a mile. This means you may not hog the same spot all the time. NO PARKING AT ANY TIME FOR ANY REASON IN A RED ZONE. The same goes for parking on the grass. Vehicles may not be stored in driveways, only in garages. All vehicles not in garages must be in good working order with current registration stickers. Because a few of you have more vehicles than licensed drivers in the household and parking is becoming increasingly tight on ALL streets of the complex, the board WILL be making a rule change. We can go with issuing stickers as some HOAs have done but what has been suggested is: one vehicle in the garage, one in the driveway and one on the street OR in the little lots (for those who live on the private streets which have no street parking). If you have vehicles you don't regularly drive, consider a storage facility; there is one located just up the hill off of West Bernardo Drive. No commercial vehicles may park in the driveways or on the private streets.

## Trash and Recycling Cans

As summer approaches, some folks need to rinse out their trash cans to alleviate the smell. Just remember, when you do this, do it over the lawn or planting beds and make sure that what is rinsed DOESN'T reach the street, which flows to a drain that eventually ends in the ocean. The same is true of any toxic substance, which should NOT be used at all. Trash cans may be set out the evening before trash collection day but they MUST be pulled into garages or behind fences the SAME DAY as collection. Also, it is very important to have the black trash can which is assigned to your address. If it is damaged or stolen, the city will charge you about \$100 to replace it. Blue recycling cans are still free and can be acquired by calling (858) 694-7000.

## Fireworks

As the holidays approach, I would like to remind you that fireworks are illegal to possess, transport, discharge or sell within the city of San Diego. This includes sparklers.

### **Trimming of Foliage**

Spring has arrived and the foliage that grew all winter needs to be trimmed back. All foliage MUST be trimmed away from the tops of fences and roofs. Dead hanging plants and foliage need to be removed. Vines, like ivy, may not climb the fences or siding of the buildings; vines and climbing plants must be grown on a trellis. Also, do not place clay planters, rugs, mats, towels, etc. on top of the fences. Last year, we spent a lot of money replacing wood rot and damage caused by these practices.

### **Dog Poop**

It has been reported that children and teens walking dogs are not picking up after them. Also, residents are allowing their dogs out back gates to run and poop freely, particularly on both sides of the street on Matinal Circle. Once we identify the offenders, they will be subject to fines.

### **Stealing from Recycling Cans**

Residents have observed people driving up and down the street on recycling days, taking items from the blue cans. This is one of the ways identity theft occurs. If you observe this happening, get as complete a description of the vehicles/persons as possible and call the non-emergency number of the SDPD; the number is (858) 484-3154. Like illegal dumping, scavenging is a crime and is taken very seriously by the city.

### **Locking Mailboxes**

There is a possibility that those of you who do not already have them, can get a locking mailbox installed at your expense. The mailboxes cost between \$50-60 and there would be an installation charge. If you are interested, please call Elite Management (858-485-0881) and place yourself on a list. The total charge will depend on how many residents are interested. You will be notified of the price prior to installation. Some of the original mailboxes are looking their age because residents haven't bothered to respray them.

### **Children and Teens**

Children and teens have been observed on the top of the hillside directly behind the units on Matinal Road and directly behind the units on Matinal Circle near the Club in the cement drainage swale, climbing over the chain link fence. As summer arrives and children and teens are around the complex for longer time periods, please caution them that these areas are off limits and remind them of the courtesies needed to protect residents' privacy while they may have their sliding glass doors open and/or enjoying the comforts of their patios.

### **Blocking off Creek Access**

It has been proposed that we close the chain link fence between Caminito Masada and Caminito Baya to prevent outsiders from coming through the complex. The board is asking for feedback from residents about this proposal. Please make your responses in writing and send them (via letter, e-mail or fax) to Elite Management. Or consider bringing it to a meeting. Meetings are held on the second Monday of the month at 6:30 pm in the Adult Lounge at the Westwood Club.

### **Monthly Assessment**

Unfortunately, the board was forced to raise the monthly assessment to \$260.00 per month beginning August 1, 2009. Our reserves were severely depleted by the repair of fences and siding and the painting of the complex last year. Another raise (11.7%) in the water rates also contributed to the raise in the assessment. It should have been raised to \$270.00 but we considered the current economic times. Our budget is pared down as lean as possible. Please consider this when using water.

**Landlords: Share the contents of all newsletters with your tenants.**