
WESTWOOD TOWNHOUSES MGMT. CORP. #2
ELITE MANAGEMENT
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Westwood #2 Townhouses

Newsletter 2013

TRIMMING OF FOLIAGE

All foliage **MUST** be trimmed away from the tops of fences and roofs. Foliage like ivy must not cling to the surface of the units or the fencing or grow through the fences. We have just spent a great deal of money repairing damage and wood rot caused by these practices. In addition, for the same reason, rugs, towels, plants in pots, etc. must not be placed on or draped over the fence.

ASSOCIATION TREES

The trees in the common area (outside the fences) belong to the Association, not individual homeowners. They are **NOT** for climbing, nailing into, or attaching **ANYTHING** to them. The Westwood Club is readily available for children and has a terrific playground with climbing structures and swings.

OPEN FIRES AND CHARCOAL BBQ GRILLS

Our Master Insurance Policy has restrictions on any open fires and charcoal grills. Open fires and charcoal grills or similar devices used for cooking, heating or any other purpose, should not be used on any balcony, under any overhanging portion, or within 10 feet of any structure, in order to reduce the risk of fire."

HOW TO PREVENT WATER DAMAGE

- Hot Water Tanks -- If more than 5 years old, consider replacing. Signs of failure include: rust around the bottom seam and/or gurgling sounds.
- Washing Machine Hoses – Replace every 2 years. For safety, buy a hose that is metal-reinforced.
- Flex Hose Connections – Check regularly and replace as needed (under all sinks and at toilet tank).
- Dishwasher and Connections – If more than 10 years old, it is probably showing signs of rust.
- Water Lines to Ice Maker and Water Purifier or Softener --- Inspect routinely.
- Faucets On Your Patio – If they are leaking get them fixed. Faucets are the Homeowner's responsibility.
- Sprinklers in Common Use Areas – Report malfunctioning sprinklers to Elite Management right away.
- Raised Flower Beds – Do not raise the level of the planting beds inside your patios. When you do, water does not drain properly, and you then become responsible for damage done by the water.

- Return all flower beds to their original state. The builder designed the flower beds to drain away from the buildings.
- If you are aware of any problems in the Common Areas that might cause water to flood any unit(s), please call Elite Management immediately.

SATELLITE DISHES

One small satellite dish may be mounted on the colored fascia above the doors (not on or near the roof) or left free standing on a patio. It cannot exceed 30 inches in diameter. Those of you who have installed dishes which do not comply with these rules may expect to get a letter from Elite Management.

EXISTING ROOM AIR CONDITIONERS

Chris has spoken to our attorneys and the Board has voted to "grandfather" in the 23 existing air conditioners which are mounted through the walls. The following restrictions apply: residents are responsible for the maintenance of the wood around the units, the Association is NOT responsible for ANY damage caused by these units and once the units cease to function, they must be removed and the walls returned to their original condition at owner's expense.

ARCHITECTURAL APPROVAL

Just a reminder that written approval MUST be obtained from the Board of Directors PRIOR to ANY alteration, installation or change to the exterior of your unit. 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. APPLICATIONS CAN BE OBTAINED FROM ELITE MANAGEMENT BY CALLING (858)485-0881 OR E-MAILING chris@elitemanagement.com.

PARKING ISSUES

Just a reminder, as parking becomes tight in our area, designated parking spaces are NOT reserved; they are first come, first park. No vehicle may be parked for more than 72 hours continuously in the same place either on the street or in the little lots belonging to Westwood #2. This is a city ordinance. The City will enforce the 72 hour rule and the rule which prevents vehicles from sticking out over 6" from a driveway onto a street or sidewalk. Call (619) 685-1410 to report.

And don't forget -- Parking on the grass or in a painted RED ZONE OR FIRE LANE is Not Permitted.

HOLIDAY DECORATIONS AND LIGHTS

No lights or decorations may be placed on Common Areas. This includes roofs, Association trees and bushes (the ones outside the fences). If you plan to put up outdoor lights this year, make sure you are using lights and cords made specifically for outdoor use.

WATER CONSERVATION

Residents should not be hosing down walkways, patios and driveways because of water conservation and storm drain issues. Residents are encouraged to report their neighbors' overuse of water and gave a telephone number to call. That number is: (619) 685-3500, press 5.

The San Diego Municipal Code states, "It is unlawful for any person to waste water or to use it unreasonably." It lists unreasonable uses of water as:

1. A customer shall not let water leave the customer's property onto adjacent properties or public or private roadways or streets due to excessive irrigation and/or uncorrected leaks.
2. A customer will not fail to repair a water leak.
3. A customer will not use water to wash down sidewalks, driveways, parking areas, tennis courts, patios or other paved areas, except to alleviate immediate safety of sanitation hazards.
4. Residents who like to wash their vehicles should be using a hose equipped with a positive shut-off nozzle and a bucket.

CRIME PREVENTION AND REPORTING

Remove all visible valuables (laptops, cell phones, backpacks, wallets, purses, navigation devices, and CD and DVD players) from vehicles parked in driveways and streets. If possible, park in the garage or use a car cover.

Report ALL suspicious activity immediately to the San Diego Police Department.

Call 911 if there is a crime in progress (the criminals are still there).

Call 911 if you hear gunshots, screaming, sounds of combat, abnormally barking dogs; anything suggestive of foul play, danger or illegal activity.

Report people who do not live in the area who park here. Also, please report destructive youngsters; they cause damage which must be repaired therefore causing further expense to the Association.

Call (858) 484-3154 if it is a non-emergency or happened at an earlier time.

The police can do nothing about suspicious activity if it is NOT in progress; however, if it happens regularly, they will tell you to take notes on times and dates. In all suspicious happenings, remember to make notes: vehicle license plate number, make, model, color. Write down times, dates and places of suspicious activities. And try to get as complete a description as possible of the person(s) involved - possible ethnicity, hair color, height, weight (build) and any special features.

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