



# Vista La Jolla

TOWNHOMES ASSOCIATION

## FHA & VA APPROVED!

Newsletter

[www.vistalajollatownhomes.com](http://www.vistalajollatownhomes.com)

April 2017



### PARKING

As many of you know, the available parking spaces in the Community often fill up fast and some people decide to park illegally by either parking in the red or parking over sidewalks. If you park illegally, you can be ticketed and/or immediately towed. If you see someone parked along a red curb or over a sidewalk, please report the vehicle information to SDPD by simply calling 619.531.2000. You may also report abandoned vehicles online at <http://www.sandiego.gov/police> – click on “Services and Support” – then click “SDPD Units” on the left hand menu – scroll down and click on “traffic” – then click “Abandoned Vehicle Abatement” and choose the issue to report.

### COMMUNITY MAINTENANCE

Have you noticed a street or community light out? Does the pool need attention? Is there a safety hazard? After weathering the winter storms, your roof may have sustained damage that could compromise its integrity. If you see any signs of roof damage such as: water stains, small leaks, or moisture build up on the inside of your home, contact Management immediately.



Help us keep our community looking good and safe for all residents. Contact Management at 858.551.1885 to report your issues, and we will tend to them right away.

### POOL ETIQUETTE

All of the broken pool furniture has been sent out to be refurbished. Please help Management and the Association keep the furniture in pristine condition. Please keep the following in mind:

- Please put pool furniture back when your done.
- Climbing the pool enclosure to open the gate will not be allowed!
- No children under the age of 14 allowed unless accompanied by a resident 18 years of age or older.
- Please remember to put the covers back on the BBQ's once they have cooled down and you are finished.

#### **Pool Hours are:**

**Sunday - Thursday 7:30 a.m. - 10:00 p.m.**

**Friday - Saturday 5:30 - Midnight**

### Trash Rules Reminder

Help keep our community beautiful by abiding by the rules regarding trash and recycle stated below.

- The City of San Diego collects all trash and recycling from assigned containers only.
- Leaving trash or items in the common areas or streets is prohibited. The City will not collect anything from the ground.
- All trash and recycle containers must be placed curbside after 4:00pm the day prior to pick up and removed the same day of pick up.



# Proposed Changes to CC&R's

In the near future, the Board and Management would like to update the CC&R's to reflect a reduced percentage of owners required to make future amendments. Currently the CC&R's require seventy-five percent (75%) of owners to approve a change. We would like to reduce this to a simple majority of fifty-one percent (51%).



Your CC&R's were recorded almost 30 years ago, at a time when the percentage required for amendments was typically quite high.

The difficulty with approving most amendments has been that they fail, not due to opposition, but due to apathy. Your declaration currently requires a 75% vote of all members. That means that anyone who does not vote is effectively a negative vote. Under the revision, an amendment will require a simple majority of members. Although this will make it somewhat easier to approve amendments, it does not mean that owners will not be protected. If an unwise or unpopular amendment is approved, it can also be repealed later by the same percentage. You can read more about this on page 25 of your CC&R's, Article 14 Section 2, Amendments.

## Heed your Speed!

Many homeowners are doing a great job following the posted speed, and driving cautiously in the community! However, there continues to be residents and/or guests that have been seen "racing" through the Community. Please be cautious when driving through the community and obey all the posted speed limit signs! Children play in the Community and many residents walk their pets throughout the day and night.



## Insurance Agent Information

It has been brought to Management's attention that several homeowners are unsure if they have adequate homeowners insurance coverage. We are here to help answer any questions you may have, but we highly recommend you contacting the Association Insurance Agent to discuss coverage, just to be sure you are adequately covered. Vista La Jolla Townhomes is insured with:



### LaBarre/Oksnee, Ins. Agency

Chris Dinino  
30 Enterprise, Ste. 180  
Aliso Viejo, CA 92656  
949-588-0711 office  
949-916-1659 fax  
[chrisd@hoa-insurance.com](mailto:chrisd@hoa-insurance.com)

### Useful Contact Numbers

- San Diego Police Dept. – 619.531.2000
- San Diego Fire Dept. – 619.533.4300
- Private Security – 800.290-9771
- Management – 858.551.1885



### 2017 Board of Directors

Alice Buck – President  
Susan Ball – Vice President  
Rob Pleis – Treasurer  
Kurt Swanson – Secretary  
Cathy Colclasure – Director

### Management

**A. McKibbin & Co.**  
COMMUNITY ASSOCIATION MANAGEMENT

Sean DeFreitas – Manager  
[sean@amckibbin.com](mailto:sean@amckibbin.com)

A. McKibbin & Co.  
7529 Draper Ave., Suite D  
La Jolla, CA 92037  
Tel: 858.551.1885  
Fax: 858.551.1886

### Next Board Meeting

April 12, 2017  
6:00pm  
Clubhouse