

VIEW TERRACE HOMEOWNERS ASSOCIATION

SPRING 2021 - NEWSLETTER

C/O CHAMPS/AAM

AN UPDATE FROM THE BOARD



The last Associations Meeting was held on Wednesday, March 24, 2021. The major issues that were discussed were Landscaping and the Park. We are converting the lights in the community to LED to provide energy efficiency and increased visibility. **There is currently one Director Position that is vacant due to the resignation of one of the Directors.** Homeowners interested to serve on the Board are requested to mail or email their request to be considered for nomination as the Board Director to the Management at 3520 Seagate Way, Suite 100. Oceanside. CA-92056 or email at jmcmahon@associatedasset.com Please include a short write-up with your name, address, contact details with a brief about your experience and why you want to serve on the Board.

SLOPES & RECREATIONAL PLAY

As many of you are aware the slope failure behind the pool area has been restored.

Recently Management has been informed that many of the residents and/or guest have been using the common area slopes as a means of recreational play. Please note that with the warmer weather the slopes are a perfect place for rats, rattle snakes, rodents and other such unwanted pests. In addition to being a danger and creating an insurance risk to your family members and their guests. Parents, please

address the serious nature of this recreational play with your family and friends. The goal is to keep everyone safe and allow our landscaping to flourish.

SEE SOMETHING SAY SOMETHING

If you notice an item maintained by the association, such as broken sprinklers, a burnt-out lamp post, broken split rail fencing, etc. is in need of repair, please contact Management so the items can be addressed in a timely manner. Detailed information and pictures can be emailed to Managing Agent, Judi McMahon at: jmcmahon@associatedasset.com



DID YOU KNOW?

These are recent unnecessary expenses that must be paid for resulting from vandalism:

Repair of restroom door with stainless steel kickboards
Repair of pool equipment room
Repair of tennis court net poles

We could use the community's help to ensure this does not continue to happen.

NORTH COAST PATROL

View Terrace is patrolled by North Coast Patrol. You may contact **North Coast Patrol** to report a legitimate parking violation at:
760/940-2776

CLUBHOUSE

Due to COVID-19 constraints, the clubhouse is still off limits for liability purposes and protection of the association. Indoor capacity is limited to 25% or 25 people, whichever is less. There must be enough room for social distancing.



IMPORTANT CONTACT INFORMATION

Website:
<http://viewterracehoa.org/>

Board Members
Tom Goddard – President
Vacant - V.P.
Craig Peters – Treasurer
Kelli Tarantino -Secretary
Laura Warwick Director at Large

Management:
CHAMPS/AAM
Office: 760.603.0501
Fax: 760.603.0505

Property Inspections
2nd Friday of the month at
7:30 a.m.

North Coast Patrol
760/940-2776

Escondido Police Dept.
Non-emergency
760-839-4722

SLOW DOWN



Parents are reminded that the community speed limit is 15 MPH. With that in mind you are asked to be mindful of your neighborhood children crossing the streets during the early morning hours when everyone is in a rush to start their day. The concern of course is the safety and welfare of the children, which the community streets do not provide. For this reason you are encouraged to SLOW DOWN!

POOL HOURS

The Pool Hours are 7:00 a.m. to 10:00 p.m. If you see anyone in the pool area after hours please contact security or the Police and report them as trespassing.

The pool and spa were de-salinized for the longevity of the pool equipment and maintenance.

Spa Occupancy is limited to one household.

Pool occupancy is currently limited to 17.

A waiver must be on file and reservation must be made.

Waiver:

<http://viewterracehoa.org/view-terrace-hoa-pool-reservation-system>

Reservations:

<http://viewterracehoa.org/pool-reservation>

- No mask is needed while in pool or spa, but should be worn at entry and exit.
- Social distancing is still mandated at 6 feet on the California State Guidelines/SD Health Department/CDC.
- The cleaning of restrooms MUST be sanitized & wiped down after each use. The janitorial service is not on-site daily, but bi-weekly.

EXTERIOR IMPROVEMENTS

Homeowners are reminded that the associations Governing Documents require architectural approval for any exterior improvement or modification to your home prior to the commencement of the work. This includes Solar Panels. Architectural request forms are available by contacting Judi McMahon at jmcmahon@associatedasset.com Architectural request require all information be filled out, including the signatures of (2) neighbors on

the neighbor impact form. Those installing solar are asked to have the installing company install the equipment in the garage which is always an option and will be approved by the board right away to lessen the time for approval.

VEHICLES & PARKING

Parking is a continual problem and the board is reaching out to the community for ideas to stop residence from not adhering to the rules established for the community. Ideas on what to do are always welcomed. While the Association's Streets are private, the Board has ruled the California Vehicle Codes will apply and has posted appropriate signage at both entrances to inform residents and guests that vehicle codes will be enforced.

Please be mindful of the following to avoid your vehicle or that of your guest from being towed, at the vehicle owner's expense:

- Only licensed vehicles in operating condition shall be parked within the community.
- Residents are not permitted to park in Guest Parking.
- Outdoor repairs of vehicles is prohibited
- No recreational vehicles, trailers, or camper shall be kept or stored on any lot.
- No Commercial vehicle parking. Commercial vehicles are defined as any vehicle other than a passenger vehicle used for commercial purposes and/or bearing company identity.
- No vehicle shall be permitted to remain for more than (48) hours in any parking area, on any street, or in any part of the property other than the garage.
- Vehicles parked along a **RED** Curb are subject to immediate tow at the owner's expense.

Email pictures and detail on repeat offenders to Judi McMahon at jmcmahon@associatedasset.com

COMMUNICATION

As you may or may not know monthly inspections of the property are conducted with your vendors, committee members and management. The purpose of these inspections is to ensure the standards of the community are being met and to report any items of concern requiring attention. If you have received a letter from the HOA regarding an issue, please keep in communication with us. If we do not hear from you we assume the item of concern is corrected. If not, we spend more time and money trying to communicate with you to correct the problem.

BOARD MEETINGS

Your Board of Director's meetings are held on the fourth Wednesday of each month at 6:30 p.m. The meetings are held via zoom till further notice.

We are looking forward to Homeowner participation at the Board Meetings. It's a platform for the homeowners to understand the community issues and the Board looks forward to their ideas and suggestions to enhance the property in terms of value and looks. This is also a great way to meet your elected board members and become familiar with what is going on in your community.

The next meeting is scheduled to be held on Wednesday, April 28, 2021. All homeowners are welcome and encouraged to attend!

Zoom:

<https://aam.zoom.us/j/98133547272>

Meeting ID: **981 3354 7272**

Passcode: **166744**

One tap mobile:

1-253-215-8782,,98133547272#

1-346-248-7799,,98133547272#

