

# CREST OF CALAVERA HILLS HOMEOWNERS ASSOCIATION

C/O PropertyADVANTAGE  
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## IMPORTANT COMMUNITY NEWS & REMINDERS FOR CREST OF CALAVERA HILLS OWNERS & RESIDENTS

### MANAGEMENT

As you may know, the Association changed management companies as of January 1, 2010, from *Lindsay Management* to *PropertyADVANTAGE*. Our direct Association Manager is Shannon McMurray. Shannon can be reached directly at [smcmurray@propadvantage.com](mailto:smcmurray@propadvantage.com) or (760) 585-1743. We would like to remind all owners that coupon books reflecting the new management company and remittance address for monthly dues were mailed in December. Also, auto-debit services (ACH) are available through PropertyADVANTAGE for monthly dues payments. If you did not receive your coupon book or would like to start on ACH, please contact Amy Amos at PropertyADVANTAGE at (760) 585-1742.

### LANDSCAPING

Another change that happened in January was that the Association's landscape maintenance contractors changed from *Total Landscape* to *Westturf Landscape*. Westturf provides years of landscaping experience and we look forward to working with them to improve the level of service and property values for the community while still helping the Board control expenses. During the first months of service, Westturf has focused on evaluating the community's existing irrigation system and plant inventory, repairing broken irrigation components, and recommending actions for potentially hazardous plant materials. In addition, they have started a thorough detailing of the planter beds and slope plants. Westturf is on the property two days per week. Grass will be mowed once per week (as needed in winter months) and the planter beds and slopes will be detailed on a rotation schedule throughout the community. The first detail rotation they are focusing on is skirting some of the plant material to deter animals from hanging around and also so that they can clean the debris out of the planter beds. The Board will address additional landscape priorities in the coming months such as replacing trees that were removed and never replaced, upgrading turf areas, and replanting bare areas. If you have any requests regarding landscape, please submit them in writing to Shannon McMurray at [smcmurray@propadvantage.com](mailto:smcmurray@propadvantage.com) or to the address or fax listed at the top of this page.



### 2010 ANNUAL MEETING – CALL FOR CANDIDATES

The Annual Meeting will be held in June at the offices of Property ADVANTAGE. The Board of Directors is currently seeking members who have a willingness and desire to serve on the Board. There is a Notice of Candidacy form enclosed. If you are interested in serving on the Board, complete the enclosed form and return it by **May 17, 2010**, via mail or fax to PropertyADVANTAGE at the address or fax listed at the top of this page.

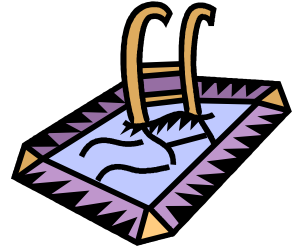


### MONTHLY MEETINGS

Board of Directors meetings are held at 3:30 p.m. on the 4<sup>th</sup> Tuesday of the every month at the offices of PropertyADVANTAGE, **5142 Avenida Encinas, Carlsbad**. Agendas for every meeting are posted at the bulletin board by the mailboxes. An open forum is held for the benefit of the general membership. At this time, those in attendance of the meeting are invited to floor any questions, comments or concerns relative to the day-to-day operation of the Association. Although no action may be taken at this time the Board may elect to place any issues raised on the docket for the next regularly scheduled General Session Meeting.

### POOL RULES & USE

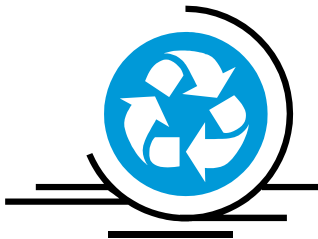
As the weather warms up, many of our residents head toward the pool to enjoy a cool dip. The pool heat has been turned on as of April 1, 2010 and will remain on until after Labor Day or as determined by the Board depending on expense and weather. Here a few issues we are having at the pool that we need all residents to be aware of and help resolve:



- ✓ We are having an ongoing issue with vandalism at the pool. Individual(s) are jumping over the pool fence and breaking into the restroom, which has resulted in additional expense to repair damages to the men's restroom door and bathroom. An Incident Report was filed with the *Carlsbad Police Department* and they are keeping a close eye on the area. If you see or hear any suspicious activity at the pool area, please notify the *Carlsbad PD* at **(760) 931-2100** for non emergency situations. For threats to public safety or a crime in process, call 911.
- ✓ Dogs are not permitted in the pool compound or in the pool or spa
- ✓ Do not leave food crumbs or bird feed on the pool deck as this attracts ducks and other birds. There are ducks that are flocking to the pool area and the pool vendor has found bird feed on the pool deck. While ducks and they create extra expense to keep the pool and spa water clean due to the mess from their droppings

### WASTE MANAGEMENT & RECYCLING

Please be mindful when disposing of trash and recyclables to ensure proper disposal of your household items. Please make sure your waste gets put completely in the correct bin and be sure to close the dumpster lids and gates when you are finished.



- Green recycling bins = empty cans, plastic, and glass containers
- Blue recycling bins = paper, books, paper bags, junk mail, envelopes, and egg cartons
- Cardboard should be flattened and placed alongside the mixed paper container
- Hazardous waste = household cleaners, automobile fluids, chemicals, batteries, fluorescent lamps, paint, and all e-waste – electronics, microwaves, stereos, tvs, etc. These items and other large items such as furniture, should be dropped off at a collections site or you can call *Waste Management* for pick up appointment at **760-753-9412** or *Clean Harbors* at **800-444-4244** or.
- For more information on waste management, go to [www.carlsbadconserves.org](http://www.carlsbadconserves.org)

### HOUSEKEEPING ITEMS

Finally, there a few more general housekeeping items that we need everyone's cooperation with:

- ❖ If you have a dog, please pickup and dispose of any solid waste that your pet leaves in the common area.
- ❖ Do not throw cigarette butts on the streets or sidewalks.
- ❖ Vehicle repairs in the carports and other common areas are not permitted except for emergency repairs, i.e. flat tire or dead battery.