

CREST OF CALAVERA HILLS HOMEOWNERS ASSOCIATION

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

LANDSCAPING IMPROVEMENTS

Westturf Landscape is our current landscape maintenance vendor. Their contract includes two days per week of service onsite. Grass is 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 rotation schedule is posted at the community bulletin board.



Westturf Landscape will be completing aeration, dethatching, and overseeding of the turf areas throughout the community starting in October. To prepare for this task the turf areas will be mowed 1/3 lower height for 2 weeks in a row prior to the aeration and seeding to remove the thatch build up. Thatch build up if not removed periodically will, over time, prevent the water and fertilizer from reaching the soil so the grass starts to deteriorate and look bad. The grass will look brown for about 2 months after it is lowered until the new seed takes. This is only temporary and the end result will be a much fuller, greener and healthier looking turf.

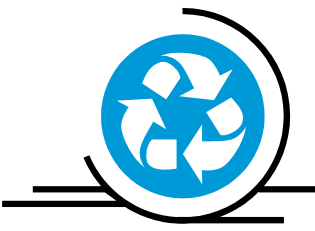
The Board is very excited to let you know that they are in the process of implementing a 3-5 year landscape improvement plan to address needs throughout the community such as planting along Chatham Road to enhance the entryway of the community, installing trees that were removed and never replaced, upgrading turf areas, and replanting bare areas. **Enclosed you will find a survey on the current landscape improvement phase, which includes planting plans along Chatham Road. The Board values homeowner opinions when it comes to these landscape improvements. Please take a moment to complete and return this survey so that it is received no later than October 12, 2010.**

RESIDENT CONCERNS & REQUESTS

As you may know, *PropertyADVANTAGE* is the current management company for the Crest of Calavera Hills. Our direct Association Manager is Shannon McMurray. Shannon can be reached directly at smcmurray@propadvantage.com or (760) 585-1743. If you have a common area concern that you need the Association to address such as a broken sprinkler, a light out or a suggestion for improvement to the common area, please put your concerns in writing and submit them to the Association in care of Management via email, fax or regular mail. This will allow the Board of Directors to understand your concerns correctly in your words, keep a written record of your request, and determine appropriate action at the next meeting following receipt of your request.

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, televisions, etc. These items, and other large items such as furniture, should be dropped off at a collection site or you can call *Waste Management* for pick up appointment at **760-753-9412** or *Clean Harbors* at **800-444-4244**. Costs associated with a hazardous waste pickup scheduled by a homeowner are that homeowner's responsibility and will not be paid for by the HOA. For more information on waste management, go to www.carsbadconserves.org.

MONTHLY MEETINGS

Board of Directors meetings are held at 3:30 p.m. on the 4th Tuesday of 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 and members 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.

HELPFUL HINTS CORNER

Is your dishwasher in danger of catching fire? Do your lighting fixtures pose a shock hazard? Will the peanut butter in your pantry send you to the hospital? Every year in the United States, countless products ranging from power tools to plush toys are recalled by manufacturers. In the first half of 2010, major recalls included several million vehicles and 43 over-the-counter children's medicines. In December 2009, virtually every Roman blind and roller shade on the market was recalled due to strangulation hazards posed by their cords.

To help consumers stay aware of unsafe, hazardous or defective products, six federal agencies (the Consumer Product Safety Commission, the Food and Drug Administration, the National Highway Traffic Safety Administration, the Environmental Protection Agency, the Coast Guard and the Agriculture Department) have joined to create a one-stop online resource for U.S. government recalls. The website, www.recalls.gov, offers comprehensive listings of the latest recall information, as well as a search feature that enables consumers to look up recalls by product type. Visitors to the site may also sign up for a free e-mail notification service to receive new recalls and safety information electronically.

Taken from CAI Newsletter Articles, Vol 18

Improving your home energy efficiency can reduce your energy use and save natural resources. Do you want to find ways to conserve water and energy in your home and lower your utility bills? Hi-Efficiency clothes washers use 55% less water than standard clothes washers, which lowers your water bill. Less water means less energy needed for water heating, lowering your energy bill too. There are currently residential rebates available for homeowners who purchase a Hi-Efficiency Clothes Washer available through the So Cal Water Smart program. For information on So Cal Water Smart rebates visit www.socalwatersmart.com. Home energy efficiency rebates are also available through SDG&E for insulation, furnaces, dishwashers, refrigerators, water heaters, and more. For information on SDG&E rebates visit www.sdge.com.