

The Villa Views

*High Country Villas
Pilot Property Management
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February 2022

BOARD MEETINGS

*Fourth Wednesday 5:00PM
Recreation Clubhouse*

IMPORTANT NUMBERS

*Sherriff (858) 565-5200
Emergencies: 911*

After a long absence, Villa Views, a newsletter of the H.O.A., is being revived. For newer residents unfamiliar with it, we will periodically disseminate timely information and reminders.

Garages and Parking:

The primary purpose of the garage is to park your motorized vehicle. As outside parking is very limited, the garage must be used for that purpose. Incidental storage is permitted in the garage, *but* space must be adequate for an automobile. Periodic garage inspections are essential. Residents will be given 5 days notice of each drive-by inspection. The property manager and/or board a member will be inspecting. All garage doors must be open for that purpose. Failure to do so could result in a \$100.00 fine.

HCV Residents and Visitors need to comply with our community parking rules and regulations. Please always review your Rules and Regulations booklet for information about the community. Speed limit in the community is 20 MPH, all residents and visitors must comply. Ask for a copy of the Rs & Rs if you do not have one.

Please do *not* permit any children visiting to climb the hills, especially behind Springdale Lane and Fairlee Drive. This is not a playground, and the landscapers are still trying to repair all hill areas in our community. Please do not cut flowers from plants in the common areas.

Property Ownership and Responsibilities:

In an H.O.A., the legal owner of each property has control, responsibility and exclusive use of the interior. The homeowner's association (H.O.A.) has exclusive control and responsibility of the exterior of the property. This H.O.A. oversight includes any additions to the exterior, such as patio covers, front porch covers, windows and exterior doors. All require approval of the Board. Applications for architectural changes must be submitted to Pilot Property Management or can be downloaded from our HCV website: <https://highcountryvillas.org/>

Common Areas:

The 2 bedroom middle units have a private front patio where they can garden as desired. Given that both the end units and the 2 story (2 bedroom) units do not have this exclusive use area, rules allow that these residents can place two flower pots near the front door or on the upper landing, near their doors, but not on the steps. **With the 2 above exceptions, you may not place any personal property in the common areas! You cannot place anything on top of the patio walls! All other decorations, furniture and flower pots are prohibited in the common areas (with the exception of holiday decorations).**

In recent years, clutter in the common areas has increased. Left unchecked it is giving a junky appearance to our otherwise beautiful golfing, country club style community.

Landscape information:

Your community has warm seasonal grasses in lawn areas. It goes dormant in winter, when night temperatures go below 60 degrees. You would need to over seed with winter rye grass seed to keep the lawns green all winter long. This is an expensive procedure and only lasts a brief time. Cool season turf which is your blue grass and tall fescue grasses stay green all year round, but are not good for pet urine, high traffic (continuous walking behind units on grass) and rabbits.

Noise Ordinance:

If there are neighborhood noise issues after 10:00 pm, residents need to call 911 to file a complaint.

Pets:

A reminder that all dogs must be on a leash at all times. This is pursuant to the City of Encinitas Animal enforcement codes. If you have a grassy area in front or behind you home, you cannot have your dog run loose. There are no exceptions. As a responsible pet owner, *you must pick up after your dog*. This is your responsibility. The landscapers are not required to pick up your pet's feces! A \$100.00 fine will be assessed to any pet owner who deliberately refuses to follow the rules and regulations. Also, homeowners need to inform their visitors with dogs about our rules and regulations.

Estate Sales:

Due to issues we had recently, a new form for Estate Sales will be available for completion. It specifically states that Board Approval is required, that the sale can only be held on specific days and specific times. It is still by appointment only, and a violation of the signed agreement will result in a \$500.00 fine.

Summary:

Certainly, the vast majority of the H.C.V. residents follow the rules, are considerate of their neighbors and maintain their property in a manner which protects property values and keeps it beautiful. Please follow the rules. A resident who thinks that the rules do not apply to them is not an asset to our community.

CLARIFICATION OF THE FOUR ASSOCIATIONS

There are **four** associations within the **High County Villas** community, which is part of the Village Park Subdivision, developed in the 70s and 80s. These associations are called common interest associations and are governed by the California Davis Stirling Act and their individual boards of directors.

Our association, High Country Villas Management Corporation (#5 and #7) has 115 units is between Ursina Place and Encinitas Boulevard. It is professionally managed by Pilot Property Management of Encinitas, CA

Country View Association is in between the areas owned by HCV #5 and #7 and is managed by a separate homeowner's association and is **not age restricted**. We have an agreement with them to use their pool and hot tub.

Town Home #3 is west of HCV #5 and #7 off Forestdale Lane. It is the largest HOA with over 300 units. TH #3 is managed by ARK Management, whose offices are in San Diego.

All owners of units in all three HOAs are required by law to belong to the **Village Park Recreation Club** and pay separate dues to them (\$75/mo). Renters are allowed membership to the Rec Club, while renting. *The Rec Club has a separate board of directors, CC&Rs and has neither jurisdiction nor legal connection with the three HOA's other than the fact that the HOA members are required to belong to and pay dues to the Rec Club.*