

July 2020

# HILLCREST COMMUNITY ASSOCIATION

www.hillcrest.org

## COMMUNITY UPDATES....

**At this time, we would like to remind residents of a few rules that must be adhered to when in the community. We understand that we are experiencing some very trying times, however, these rules are in place for everyone's safety.**

- ◆ Repairs to Vehicles—Repairs of vehicles is permitted only inside the unit's garage with the garage door closed and as long as activity is neither a nuisance nor a business. Vehicle maintenance is not to be performed outside of the garage or are vehicles to be placed on jacks. Emergency issues involving AAA or another like service for charging batteries, flat tire repair to vehicles left in outside parking are permitted.
- ◆ Nothing shall be done in any unit, or any portion of the property so as to create a nuisance or in any way interfere with the quiet enjoyment of the residents. Parents, please accompany your children to a green belt or local park to play. Children should not play on the streets that are designed for vehicle traffic. Be safe!
- ◆ No rugs, clothing, towels, mops, etc. may be hung for any reason including drying or airing purposes on balconies or railings, or anywhere inside or outside the unit, within the view of neighbors.
- ◆ No potted plants are permitted on the stairs or intermediate landings.
- ◆ When the pool opens, residents will use at their own risk. Pool furniture will be stored, so bring your own chair. Restroom doors will be left ajar for air movement. Attendees are to bring their own sanitizer and are responsible for using hand wipes, towels, etc. for opening gates, etc. and must clean their area after use.



### BOARD OF DIRECTORS:

**President:** Victor Lange  
**Vice-President:** Vacant  
**Treasurer:** Valerie Robertson  
**Secretary:** Chris Hedger  
**Member-at-Large:** Pam Elkins

### NEXT BOARD MEETING:

**Monday, July 13, 2020  
6:00 PM**

Due to Coronavirus Stay at Home orders, please contact Management or visit bulletin board to determine if Zoom meeting or at Audi Mission Viejo

*The final agenda will be posted in the bulletin board by the pool & on the website. You may also obtain a copy of the agenda by contacting management at (949) 838.3225.*

### IMPORTANT NUMBERS:

#### ASSOCIATION MANAGER:

**Sheryl Uggen**  
Phone: (949) 838-3225  
**Emergency After Hours: (949) 833.2600**  
Fax: (949) 377.3309  
suggen@keystonepacific.com

#### COMMON AREA ISSUES:

**Sean Witczak**  
Phone: (949) 570-1305  
switczak@keystonepacific.com

#### BILLING QUESTIONS/ ADDRESS

#### CHANGES/ WEBSITE LOGIN:

Phone: (949) 833.2600  
customer@keystonepacific.com

#### ARCHITECTURAL DESK:

Phone: (949) 838.3239  
architectural@keystonepacific.com

#### INSURANCE BROKER:

Please call LaBarre/Oksnee directly if you need an insurance certificate for your lender or have Association insurance questions—(949) 588-0711.

COVID-19 STILL EXISTS—BE SAFE,  
WEAR A FACE COVERING—SOCIAL  
DISTANCE.

Managed by Keystone  
16775 Von Karman Ave., Suite 100  
Irvine, CA 92606

## **OWNER LIABILITY FOR DAMAGE; DUTY TO INSURE**

**RIGHT AND DUTY OF OWNERS TO INSURE** - In accordance with Article IX, Section 9.03 of the Hillcrest CC&Rs, entitled "Right and Duty of Owner to Insure", each Owner has a duty to insure their Unit for losses that are below any deductible the Association maintains, for the entirety of any losses that would not be covered by the Association's insurance policy, and for any improvement and personal property within the Unit. Therefore, an Owner is responsible to insure their Unit for damage that occurs to components within the Unit for which they have the obligation to maintain, repair and replace.

**INSURANCE CLAIM** - To the extent the Association maintains insurance which may cover damage to a Unit component, an Owner making a claim under the policy is responsible for payment of his pro rata share of the deductible.

**REPAIR AND MAINTENANCE BY OWNER** - In accordance with Article II, Section 2.10 of the Hillcrest CC&Rs, entitled "Repair and Maintenance by Owners", each Owner has a duty to maintain, repair and replace the components of his or her Unit in a clean, sanitary and attractive condition. Each Owner must ensure that their Unit components are in good working condition. This includes toilets, faucets, icemakers, washing machines, showers and bathtubs, water heaters, cooling and heating systems, and other fixtures within the Unit utilizing water, including, but not limited to, the waterline connections and angle stops from the wall to the fixture. Each owner must periodically inspect all waterlines and fixtures utilizing water, and, where necessary, promptly make necessary repairs.

**MAINTAINANCE OF PROPERTY** - To the extent an Owner fails to properly maintain and repair their Unit components and the Unit component fails and causes damage to another Unit or Common Area, the responsible Owner is liable for the costs of repair to restore the damaged Unit and/or Common Area. Therefore, it is incumbent upon each Owner to obtain and maintain insurance which covers not only damage to his or her own Unit, but also for damage which may result to property other than his or her own Unit.

**COMMON AREA DAMAGE** - Article III, Section 3.07 of the Hillcrest CC&Rs, entitled "Damage by Member", requires each Unit owner to be responsible to the Association for any damage to the Common Area resulting from the negligence or willful misconduct of the Owner (including the Owner's family members, tenants and guests), and, after notice and hearing, provides that the cost of correcting such damage shall be charged to the Owner as a Special Assessment, subject to enforcement by lien and collection, the same as other Regular and Special Assessments. If the Association decides to make a claim against its insurance policy for damage to the Common Area caused by an Owner's negligence or willful misconduct, in addition to other charges, the Association may levy the cost of the deductible as a Special Assessment against the responsible Owner (s).

**RIGHT OF ENTRY** - Article VI, Section 6.02 of the Hillcrest CC&Rs authorizes the Association to enter a Unit, after three (3) days written notice to the Owner, for the purpose of performing maintenance and repair for components which the Owner is responsible, but fails to make. No notice of entry is required in an emergency, such as in the case where damage to another Unit or Common Area is threatened.

**WATER LEAKS** - Each Owner has the duty to promptly report all water leaks and evidence of leaks (such as water spots on ceilings, wet walls or floors, etc.) to the Association's management company. The Association will not be responsible for damage to a Unit which results from an unreported water leak. Prompt reporting of water leaks or evidence of water leaks allows the Association to investigate and make necessary repairs to minimize damage to the Common Area and Unit, with the goal of minimizing claims against the Association's insurance policy, which could result in increased premiums, which then results in increases in Regular Assessments to all Owners.