

August 2020

HILLCREST COMMUNITY ASSOCIATION

www.hillcrest.org

COMMUNITY UPDATES... Board updated from the June Board meeting:

- Approved the minutes from the 5/18/20 Board meeting.
- Accepted the April 30, 2020 financial statement.
- Reviewed the delinquency report generated on 6/1/20 and took appropriate action.
- Adopted emergency temporary pool rules relating to COVID-19.
- Approved to plant ten courtyards, now that the stair stringer project is complete, by having Earthco plant two courtyards per month.
- Approved for ARS to perform the reserve study update that will be utilized when preparing the 2021 budget.
- Considering contracting with a handyman to address the association common area maintenance issues.

STAY AT HOME COVID-19 STATE AND COUNTY RESTRICTIONS

On 7/13/20, Governor Newsome enacted further restrictions as our COVID-19 numbers continue to increase. We understand these trying times and the need for our children to play outside and get exercise. However, we must ask that you not allow your children to play on the streets within the community. The community streets are for the ingress and egress of vehicles.

Please instruct your children to play in the greenbelts within the community and/or take them to nearby parks. Play activities within the association greenbelts need to be kept to a minimum, as there is not much space and adult supervision is required. We have had complaints of children entering yards that they should not be in, throwing items into yards and causing havoc for others. Ensure adult supervision when smaller children are out.

BOARD MEMBER RESIGNATION

It is with regret to announce that Pam Elkins resigned her position on the Board, effective June 29, 2020. Pam was a dedicated member of the Board for three years. Thank you Pam for your time and efforts in serving the Hillcrest Community.

Contact Management if you would be interested in filling one of the vacant positions on the Board.

BOARD OF DIRECTORS:

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

NEXT BOARD MEETING:

**Monday, August 17, 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.