

October 2020

HILLCREST COMMUNITY ASSOCIATION

www.hillcrest.org

PARKING VIOLATIONS

Vehicles parked in the community during overnight hours without a parking permit will be subject to the following actions:

- First offense, vehicle owner will receive a warning ticket placed on the vehicle. Vehicle make, model, color, and plate will be logged.
- Upon second offense, vehicle will be towed, at owner's expense.
- All vehicles parked in red curb/fire lanes will be towed immediately, regardless of parking permit status.

Vehicles parked curbside, in front of garages, that are not actively loading/unloading will be towed immediately at owner's expense per the Association's Rules and Regulations.

Garage inspections will be periodically done. If a unit has been issued two parking permits in the past, but its garage fails inspection (ability to hold a vehicle), one pass will be deactivated and vehicle will be subject to Parking Violation policy listed above.

Remember that parking permits must be displayed in the front window of the vehicle for overnight parking in community. Placing permits in other windows violates the policy and your vehicle will be subject to ticket/tow. This makes checking permits for the Security Company standardized and efficient.

- ♦ Overnight parking hours are from 6:00 pm - 6:00 am.

Guest passes are to be hung on rear view mirror so it is clearly visible from the outside of the vehicle. Guest parking passes are limited to three (3) guest pass uses per month and cannot be carried over to the next month, if not used. Each use is for a maximum 24 hour period only.

BUILDING REMINDERS

- Entires, stairs and landings, sidewalks, curbs and gutter areas adjacent to a unit must be kept clear of debris, free of all obstacles or unsightly and inappropriate items, including toys, trash, trash cans, boxes, etc.
- No planters or flower pots are to be kept on ledges or shelves where they may fall onto a neighbor's property, with possible injury to anyone standing below. All potted plants must have a catch basin. No potted plants are permitted on the stairs or intermediate landings.

BOARD OF DIRECTORS:

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

NEXT BOARD MEETING:

**Monday, October 12, 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:

Vivian Amin

Phone: (949) 751-6364

Emergency After Hours: (949) 833.2600

Fax: (949) 377.3309

vamin@keystonepacific.com

COMMON AREA ISSUES:

Sarah Purrington

Phone: (949) 750-1155

spurrington@keystonepacific.com

BILLING QUESTIONS/ ADDRESS

CHANGES/ WEBSITE LOGIN:

Phone: (949) 833.2600

customercare@keystonepacific.com

ARCHITECTURAL DESK:

Phone: (949) 838.3239

architectural@keystonepacific.com

INSURANCE BROKER:

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

There was not a Board meeting in August, Board highlights will return next month.

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.