



MAIL CARRIER & JUNK MAIL

The Board was notified that certain residents have been complaining to and expressing anger at their mail carrier for delivering so-called junk mail! THE CARRIER HAS NO CONTROL over what mail you receive and cannot remove junk mail at your request.

If you don't want to receive junk mail, visit:

<http://www.ecocycle.org/junkmail>

and follow the instructions. In addition, phone or email the sender directly and ask to be removed.

If this behavior continues, you will no longer receive mail here, because the carrier has been instructed by his supervisor (NOT the Board) to collect mail and have it held at the post office for you to pick up.

CERT

Ever wonder what to do if a disaster occurs in our area?

Natural disasters such as canyon fires and earthquakes can affect a large area and bring city-wide emergency response to a halt. Would you be ready to survive for days or even weeks with no electricity, fresh water or medical help?

Fortunately, we have a resource right here in UC, and the Community Emergency Response Team (CERT) meets right here in our clubhouse the second Tuesday evening of every month! It is a great forum to learn how to prepare for potentially devastating events, and how to be a resource to your neighbors.

This meeting is open to all residents of UC, but you can imagine the benefits of involvement in our small community at the Villas. Everyone who lives here should consider attending the next meeting, even if only to find out what it's all about.

The next CERT meeting is planned for Tuesday, January 9, at 6:30 pm, and lasts about an hour. You

can RSVP with the UC team leader, Alexei Prohoroff at aprohoroff@yahoo.com.

Hope to see you there!

CHIMNEY, DRYER VENTS CLEANING

All owners are responsible for having their chimneys professionally inspected and cleaned. Black residue on the outside of the chimney is a clear indication that this task has been neglected. In addition to being a fire hazard, a dirty chimney can pose a health hazard for the resident. Please have your chimney cleaned if you have not yet done so.



Please make sure you have done your due diligence in this area of owner maintenance.

And, don't forget to inspect and clean the dryer vent and tube behind your dryer. That is a potential fire hazard.

HOT WATER HEATERS

Inspect your hot water heater periodically for any leaks or other problem. Replace it immediately if it is very old and is leaking. It could save you a lot of money in the long run! This is a homeowner responsibility, not the HOA.

WATER LEAKS

If you see water leaks anywhere in your home or around the property, please CALL Pernicano Realty at (619) 543-9400, and press 0 for immediate assistance. Do not email or leave voicemails regarding roof or water leaks.



PARKING AT THE VILLAS

All VUP residents (owners, make sure your tenants see and understand this):

You **MUST** park vehicles in your garage (or designated parking space). If you have a one-car garage (or share one side of a two-car garage, you must park one vehicle in your garage before you can park an additional vehicle in a guest spot. You are limited to a maximum of two vehicles total. Any additional vehicles beyond this **MUST** be parked outside of our community on a public street.

If you have a two-car garage, you must have two vehicles parked in your garage before you can park one additional vehicle in a guest spot. You are limited to a maximum of one additional vehicle beyond the capacity of your garage. Any additional vehicles beyond this **MUST be parked on a public street.**

Guest vehicles must have a note on their dash visibly displaying the address of the resident they are visiting.

Residents must have a permit to park in guest parking. A note does NOT qualify as a permit. Permits can only be used in vehicles listed on the permit application.

Parking a vehicles in a red zone, in front of a garage, or blocking a sidewalk or walkway is prohibited. Failure to comply with the above, as well as any other parking rule will subject the vehicle to immediate towing.

GARAGES

Garages are for cars, not stashing unused items that prevents a car from parking. Garages cannot be used to conduct business or to work on cars (except for minor or emergency work). Remove stored items in garages to make room for cars.

PETS

Please be a good neighbor and **CLEAN UP** after your pets! **DO NOT ALLOW** your dog to urinate on the outside walls and garage doors (which is not only common area but someone else's property). Since your dog **MUST** be on a leash at all times you can control where your dog relieves himself. The stains

and odor detract from the appearance of the community and can affect property values.

The Board has also been notified that several owners are leaving their dogs on their patios while they are out for the day. As residents and guests walk past those patios the dogs bark, creating a nuisance for your neighbors. Kindly leave your pet inside if you do not take it with you when you leave. Barking dogs are a noise nuisance and violation letters have been and will be sent to the dog owners in violation.

WEBSITE REGISTRATION

Sign up now on the only official and management-approved Villas at University Park website, www.villasatup.com!

MANAGEMENT CONTACTS

Please join the Board in welcoming our new property manager at Pernicano Realty, **Chessa Summers**.

Chessa is a Certified Manager of Community Associations (CMCA). She has been in property management for almost 10 years with just over 8 years of Community Management. She grew up in Seattle, Washington and has been in San Diego just over three years.

Chessa comes from a long line of general contractors and architects who have been extremely helpful in her career as a Community Manager, especially when it comes to building maintenance.

Chessa is very excited to have joined the Pernicano family and is looking forward to working with us and our community.

Pernicano Realty & Management
24/7 HOA Help Line: (619) 543-9400, dial 0

VUP Property Manager, Chessa Summers
chessa@pernicanorealty.com
619-543-9400 ext. 5227

HOA Billing Questions, Amanda Krause
619-543-9400, ext. 5232