



The V@UP Board wishes you all Happy Holidays and Merry Christmas!

### CHIMNEY, DRYER VENTS CLEANING

All owners are responsible for having their chimney’s 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.



Before Chimney Cleaning



After Chimney Cleaning

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.

### CARBON MONOXIDE ALARMS

Carbon monoxide (CO) alarms were not installed when the Villas at University Park was built. However, as of July 1, 2011, the Carbon Monoxide Poisoning Prevention Act (California SB-183)

required all single-family homes with an attached garage or a fossil fuel source to install carbon monoxide alarms within the home. “Single-family homes” is defined “...as a single-family dwelling, duplex, lodging house, dormitory, hotel, motel, condominium, time-share project, or dwelling unit in a multiple-unit dwelling unit building.” Owners of multi-family leased or rental dwellings were required to comply with the law by January 1, 2013.

You may purchase an approved CO device in accordance with the California Carbon Monoxide Poisoning Prevention Act of 2010. A list of approved devices, along with frequently asked questions, can be found on the following website:

[http://osfm.fire.ca.gov/strucfireengineer/strucfireengineer\\_bml.php](http://osfm.fire.ca.gov/strucfireengineer/strucfireengineer_bml.php).

### ANTI-TIP DEVICES

All owners and residents are officially hereby notified of the potential hazard of accidental over range, TV or other large home items tipping and recommend installation of anti-tip devices on all stoves and other large furniture if not present. Installation of these devices will help reduce the hazard of accidental appliance or furniture tipping which can result in serious personal injury.





## HOT WATER HEATERS

Inspect your hot water heater periodically for any leaks or other problem. It could save you a lot of money in the long run!

## REPORT LEAKS TO MANAGEMENT

Remember that **any** roof or water leak should be **CALLED IN** to Pernicano Realty at (619) 543-9400, then press 0 for immediate assistance. **Do not email or leave voicemails regarding roof or water leaks.**

The Board of Directors thanks you for your assistance with this maintenance issue.

## PARKING AT THE VILLAS

All VUP residents (owners, pass this along to your tenants):

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 max 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 max of one additional vehicle beyond the capacity of your garage. Any additional vehicles beyond this **MUST be parked outside of our community on a public street.**

Vehicles parked in a red zone, in front of a garage, or blocking a sidewalk or walkway is prohibited and may be towed.

## WEBSITE REGISTRATION

Sign up now on the only official and management-approved Villas at University Park website, [www.villasatup.com](http://www.villasatup.com)! Go to the site, then click **Request Login** on the left-side menu and fill out the information requested. Submit the form and within a day or two, your request will be approved, and you will be sent login credentials. NOTE: If you are not

approved, we could not find you in our homeowner database. Please contact Barbara Parker to correct the problem.

## VEHICLE NOISE

Recently, Management has received some complaints about the unnecessarily loud noise that some cars or other vehicles make. Please respect your neighbors and don't rev or gun your vehicle's engine or leave it run while it warms up.

## GARAGE USE

We remind you that working on cars or doing other work in garages is to be done **ONLY** for emergency repairs.

Also, Management has identified some garages with unused items that prevent a car from being parked in the space. Parking is at a premium here! Remove stored items to make space for cars.

## PETS

Please be a good neighbor: **CLEAN UP** after your pets!



## MANAGEMENT CONTACTS

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

**Community Manager, Barbara Parker**  
**Direct: (619) 543-9400, ext. 5227**  
**barbara@pernicanorealty.com**

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