



July 2016 Newsletter

Protect Yourself and Your Belongings:

You are the person who can do the most to protect yourself and your belongings. Here are some simple tips and updates for you:

1. Always ensure your car is locked securely.
2. Never leave your car running and unattended.
3. No items should be left visible in the car which could attract thieves.
4. Some residents have reported that somebody checked if the entry door was locked by moving the door knob. A storm door with a lock can help to avoid this activity. Please ensure your front door and your storm door are always locked.
5. Lights lights lights!! Leave your lights on all night! The front porch light is controlled by a photocell, but this will not work if your light switch is turned off. Light is the NUMBER ONE deterrent, so please keep things well lit.

Volunteer Needed to Serve on the Board:

It is with great regret we must announce that Marilyn Baldwin's last meeting as a Board Member will be this July. Marilyn's term does not expire until the 2017 annual meeting, so the Board will be appointing her replacement to serve the remainder of her unexpired term. If you are interested in serving on the Board of Directors, please submit something in writing to Darren@zandrmgmt.com or a regular letter via USPS indicating you would like to serve and why. The Board will most likely be doing the appointment between the July and August meetings. Marilyn is thanked for her selfless dedication and time commitment to her Community.

Shrub Pruning:

Greener Grass does a summer cutting which usually takes place in mid-July (approx.) and the next will be the fall cutting. The Association cannot afford an early and a late summer cutting.

Please do not attach anything to the outside of the building!:

PLEASE REMEMBER there is a **ZERO tolerance policy** for any decorations or items attached to the building. **Any items attached to the building stucco or trim after the painting will be removed and the holes repaired at the expense of the Owner.** This means anything attached to the trim or stucco or other painted surface. Inside or outside the patio, any portion of the building.

Flower boxes and planters are still permitted to be hung on the rails of upper balconies (facing inward towards the patio) and set on top of the stucco wall of patios so long as they do not damage the paint or stucco.

Dryer Vent Cleaning - Important Dryer Vent and Booster Fan Information: After doing extensive research and taking input from various owners, the Association has determined that there are various different types of installations of dryer vent booster fans in lower units and various different methods for how the venting duct work exits the building. The dryer booster fans and the ventilations ducts from each individual unit to the exterior of the building are extensions of the interior plumbing, and thus the responsibility of each individual Owner. Some booster fans were hooked up properly at original construction and it appears others were never operational.

It is highly recommended that each Owner have the dryer vent pipe and booster fan (if applicable) checked and completely cleaned on an annual basis to prevent lint buildup and a possible fire hazard. Work should be completed by a properly licensed and insured HVAC contractor.

Help us Report Carport Damage!: Another carport has been recently mangled and it appears the assailant will remain unknown. If you observe a vehicle striking and or damaging a carport or other Association property, these steps can help everyone save money.

1. Never try to stop anyone or even approach someone when observing a situation like this. The best thing you can do is to try and get a license number and or description of the vehicle or person responsible for the damage.
2. Even better, in our connected world, pull out your cell phone and snap a quick photo. Please try and be discreet while doing so because many people especially someone trying to not be held responsible may not appreciate your efforts.
3. Please report information including dates and times to the CSPD and Z&R Property Management so we can follow up accordingly. The carports at Hillsboro are especially susceptible to being struck by delivery and moving trucks and are rarely reported. This increases the expenses for your Association to have these repairs completed. When we have a witness to damage we can many times hold the responsible party accountable for these damages. Please remember it is not your job to enforce the laws. That is for the CSPD to handle, but any help we can provide simply helps keep Hillsboro a safer and more pleasant home for everyone.

Parking:

Carport spaces are specifically reserved to individual units, so please ensure you do not park in another person's carport or assigned space. If you have an unauthorized car in your reserved carport space, you can have it towed by calling Immediate Towing and Recovery at 510-9824.

Respectfully,

Darren H. Burns
Property Manager

Chris Schade
Property Manager's Assistant