

Palm Canyon Villas Homeowners Association

March 2019 - More of the Same . . .

Many years ago when condominium complexes or common interest developments were new to California, there were minimal rules for many associations, few had committee meetings or even had committees to make recommendations to the board of directors for approval. Boards did what they thought was best and owners did what they wanted to, usually without question or approval. As time moved on, it was apparent that rules were necessary to maintain the complex in a first class condition as the governing documents require. Copies of the Rules & Regulations are presented to prospective owners prior to the purchase of a unit for their review and acceptance and are presented annually to all owners as required by the State of California.

The last major update of rules was completed well over ten years ago when we had our attorney review the existing set of rules and regulations to assure that what was presented to prospective and current owners was proper and correct. Since that time, the only rules added have been those required by new legislation or for clarification to any existing rules.

The bottom line is that EVERY owner that purchases a unit in Palm Canyon Villas receives a copy of the Rules and Regulations prior to closing of escrow and EVERY owner receives a copy of the Rules and Regulations each and every year. Why is this being stressed at this time? It is because the board continually hears from owners that they didn't know about remodeling rules when they are reported by a neighbor to be doing remodeling work on the weekend. They say they didn't know there were rules when one of their neighbors reports that a window has been installed or electrical or plumbing work has been completed all prior to receiving prior approval.

These rules were initially implemented so that any work is completed in agreement with association rules and in compliance with city, county or state regulations. All of this is for the safety of everyone - you, your neighbors and the association in general. It is the board's responsibility to assure of the safety of the entire association which includes the common area.

"Ignorance is bliss" comes to mind. This proverb also resembles "What you don't know cannot hurt you." Unfortunately, in this situation, ignorance IS NOT BLISS and what you don't know cannot hurt you doesn't work and may lead to a fine. The board does not like sending notices to owners not following the rules and the board does not like requesting hearings to discuss a potential fine. Please help us and read the attached.

Ignorance is not a defense. When we approach you and hear "I've lived here since 1990 and never knew this." or "No one ever told me this." or "I always follow the rules, I am a good owner, this is different." or "I never break rules, why are you picking on me?", all we can do is present the facts.

The Contractor/Service Personnel Regulations is printed on the reverse side to refresh your memory. It is the same form that is supplied prior to close of escrow and annually to all owners.

Respectfully and On behalf of the Board of Directors

David J. Meyer
President and Treasurer

Unit Remodeling and Contractor/Service Personnel Regulations Palm Canyon Villas (PCV)

These regulations are for assuring of safety and the proper remodeling maintenance of units while providing for the concern of other owners and the common area of PCV. Rules and Regulations are provided to all new owners in escrow along with each owner receiving updated Rules & Regulations annually.

- 1) The unit owner having the work done is responsible to see that all contractors and service people follow these regulations. The unit owner is required to complete a remodeling/improvement form and provide a copy at least one (1) week in advance to the on-site manager's office. In some cases, remodeling/improvements may require advance approval and must be submitted to the Architectural Committee for Board approval. Copies of the form can be obtained from the on-site manager's office in Unit #93, on the website or from Personalized Property Management. **For the safety of the Association, remodeling work performed prior to submitting and receiving an approved Architectural Request Form from the Board and failure to provide a copy of a permit as needed prior to commencing work may entail a fine.**
- 2) Contractors or service personnel can avoid problems by contacting the on-site manager's office that will then schedule a project orientation.
- 3) Project Working Hours: 8:00 AM to 5:00 PM, Monday through Friday. No work creating a disturbance to the common areas or noise is allowed on weekends unless it is of an emergency nature.
- 4) It is the owner's responsibility to let contractors or service personnel into their unit unless there is an emergency situation.
- 5) Contractors or service personnel may park their vehicles in guest parking only while actually working at the site.
- 6) Contractors or service personnel are required to clean all common areas (stairways, entryways, patios, etc.) of trash, dirt, dust caused by their work. This shall be completed as necessary, but no less than daily before 5:00 PM.
- 7) Contractors or service personnel are expected to remove all their work debris such as wallboard, carpeting, cabinets, toilets, etc. from the property. No debris other than dirt or sawdust is to be placed in the garbage bins and then only if placed in a tied plastic bag.
- 8) Power equipment cannot be used in the walkways, stairwells or common areas nor can materials be stored overnight in these areas. All cutting, sawing, materials, etc. are to be used or stored inside the unit or within the patio or deck.
- 9) If work to be performed requires modification to plumbing, electrical, gas or structural integrity of the unit, the contractor or service personnel are required to obtain required city permits, forwarding a copy to the on-site manager upon receipt. If water needs to be shut off, the Association must be notified of such at least 24 hours in advance and owner must coordinate with the Association for notification of other units that will be without water. Shut off will be for a maximum time of one (1) hour, during which time a shut-off valve should be installed to isolate the unit for future plumbing needs.
- 10) Contractors or service personnel are to provide for first aid and safe working conditions.
- 11) Any expenses incurred by the Association for non compliance with these regulations will be charged back to the unit owner for whom the contractor is working.
- 12) **Air conditioning replacement requires owners to have an association approved roofing company review the installation and to provide management with a copy of the report.**
- 13) **Advance notice to the on-site management office must be provided prior to accessing roofs at any time.**