**BRISTOL COVE WINTER WONDERLAND!**

Board of Directors

Sept 2023 – Aug 2024

* Keyur Nagrik

President

* Kevin McAlister

Vice President

* Linda Shafer

Treasurer

* Kathleen Rohan

Secretary

* Paul Tecker

Member at Large

Website: **tucasahoa.org**

ASSOCIATION MANAGEMENT

Property Advantage

5142Avenida Encinas

Carlsbad, CA 92008

www.propadvantage.com

Amanda Upchurch

Community Association Manager

[Phone: 760-585-1719](mailto:cshipp@propadvantage.com)

aupchurch@propadvantage.com

HOA Assessments

Due the 1st of each month

Delinquent on the 15th

For more information, please visit: tucasahoa.org

**Tu Casa HOA**

**This year’s Boat Parade will be held on Saturday, Dec 9th.**

**Tu Casa’s Annual Holiday Party** will begin at 6:00pm in the Club House/Pool Area. Please bring a desert or special drink to share, wear your favorite Christmas attire (ugly sweaters, PJs, or creative outfit) and join the fun, including after parade dancing and karaoke!

**Boat Parade**: If you plan to be in the boat parade, decorate your boat and meet at the mouth of the channel at 6:45pm.

**To coordinate the taco bar, please RSVP the number of attendees from you unit by Wed, Dec 6th to: krohan6819@gmail.com**

Thanks to our party coordinators: Kathleen, Keyur and Laura!

**REMINDERS:**

**Please clean up after yourself:**

* **Christmas tree needles** – if you have a live tree, please remember to clean up all the needles that fall from your tree all the way from your car to your unit. After Christmas, please take the same care to clean up all the needles that fall off your tree when carried from your unit to your car.

**Note, After Christmas** - Tree drop-off services are available at the following locations from **Dec 26 through JAN 14TH:**

* + Calavera Park
  + Poinsettia Park
  + City of Carlsbad Fires Station #1 @ 1275 Carlsbad Village Dr, Carlsbad
  + Palomar Transfer Station – 5960 El Camino Real, Carlsbad

Do NOT place live trees in our dumpster

* **Leaking Trash Bags** – If your trash bag leaks when being carried to the dumpster, please clean up the leak to prevent stains.
* **Pool Area and Club House –** If you take a jacuzzi, please be sure to cover the spa when you are done. If you move chairs or use pool toys, please put everything back the way you found it.

**GARBAGE DISPOSAL -** As you enjoy the holidays with family and friends, please remember to use your garbage disposal sparingly. The following items should **NEVER** be thrown down your garbage disposal: FOOD SCRAPS OF ANY KIND, COFFEE GROUNDS, SOLID WASTE, OIL/GREASE/FATS, etc. A backed-up garbage disposal can bring grief to you, your party and your neighbors. If you have to run your garbage disposal, please run water for 10-15 seconds after you shut it off to completely clear the line. All food products should be scraped off plates into a trash bin and either thrown in the LANDFILL bin or if possible, separated to dispose of in the green COMPOST bin. For Grease, please remember to let it cool first and then collect in a container and throw away in the Landfill trash bin.

**What belongs in each of our THREE TRASH BINS?**

**Republic Services** (760-332-6464) handles our trash pickup. Please follow their guidelines:

* **Blue Recycle Bin** – Plastic bags are NOT recyclable and should never be thrown in the Blue Recycle Bin. If you put your recycle trash in plastic bags, PLEASE empty the plastic bag into the BLUE RECYCLE DUMPSTER and then THROW YOUR EMPTY PLASTIC BAG INTO THE LANDFILL BIN

**Only the following items should be thrown into the Blue Recycle Bin**: CLEAN Paper and Cardboard products, empty and clean Plastic, Aluminum, Metal and Glass containers.

Breakdown all cardboard boxes so our bin does not overflow and cause excess charges to our HOA.

* **Compost Bin** – Food (non-dairy and non-meat), plant and soil materials. Food soiled boxes (since they are soiled with food remnants, ie Pizza boxes) belong in the green compost bin.
* **Landfill** – Non-recyclable items such as:

Plastic bags, ribbons and bows, bubble wrap, air pillows, tissue paper, glitter or metallic items, stickers/address labels, plastic food plates, cups or utensils, Styrofoam, pet waste, non-compostable food (meat and dairy products), holiday lights.

**How to schedule a large item pickup:** If you have a large trash item (BBQ, furniture, etc.) please contact Republic Services directly to schedule a large item pickup or to figure out how to dispose correctly of your item. Large trash items are your personal responsibility for disposal. It is our understanding that Republic will allow each unit 3 Large item pickups per year. Please contact Republic at 760-332l-6464 for details.

**THANK YOU!!**

To all our homeowners and residents, the Tu Casa HOA Board of Directors would like to extend a big “Thank You” for your patience and assistance during our recent projects. Please check out the new fireplace in the Clubhouse and remember to thank Dean Rohan for his creative vision and installation efforts! Our street-side railing project should be complete by year end. Next, we will be scheduling maintenance to re-seal our elevated walkways. We know all of these projects have been a bit of an inconvenience and the Board truly appreciates your help and consideration!

**SPECTRUM SURVEY**

Please be sure to complete the Spectrum Survey so the Board has your input BEFORE they agree to renew a multi-year contract with Spectrum.

**WEDNESDAY, JANUARY 17, 2022 @ 5:30pm next Tu Casa HOA Open Board Meeting in the Club House**

**FUTURE NEWSLETTER IDEAS:** Please e-mail management (aupchurch@propadvantage.com) and copy Communications Team [Krohan6819@gmail.com](mailto:Krohan6819@gmail.com) and [las0510@yahoo.com](mailto:las0510@yahoo.com) if there are specific subjects you would like to see covered in a future Tu Casa Newsletter.