

Tu Casa's Annual Holiday Pot Luck Party will be held on December 14th



This date coincides with the BCPOA Boat Parade.

Tu Casa's party will begin at 6:00pm in the Club House/Pool Area. Please bring your own drinks and an appetizer, salad, main or side dish or a desert to share and wear your favorite Christmas attire (ugly sweaters, PJs, or creative outfit). After the Board Parade, there will be dancing and karaoke!

Tu Casa HOA will provide will provide plates, cups, utensils & napkins. If you plan to be in the boat parade, decorate your boat and meet at the mouth of the channel at 6:45pm.

REMINDERS:

EFFECTIVE IMMEDIATELY Only Electric BBQs allowed on balconies

As of September 30th, natural gas, propane or pellet type BBQs are no longer allowed on any balconies. This is a requirement of our insurance company. If you have not removed your BBQ yet, please do immediately. All homeowners will receive an email notifying them of the following schedule for Board access to all balconies for an inspection (that should take under 5 minutes) to confirm BBQs are removed and to check for potential HOA maintenance needed to the deck, stucco or railings.

- **Sat Nov 9th** or **Sun, Nov 10th** or **Mon Nov 11th** between **10am-Noon**
- Make up for any unable to do above dates, is: **Sat Nov 23rd**

Please clean up after yourself:

- **If you use our Community BBQ** (in the pool area), please be sure to clean the grill and surrounding area after each use.
- **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 do **NOT** place live trees in our dumpster. **Please take the same care to clean up all the needles that fall off your tree when carried from your unit to your car**. Once the City of Carlsbad publishes their live tree drop off locations, the Board will share with you – but again, live trees should **NOT** be placed in Tu Casa's Dumpsters.
- **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.

TU CASA HOA

Board of Directors

Sept 2024 – Aug 2025

- 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
5142 Avenida Encinas
Carlsbad, CA 92008

www.propadvantage.com

Amanda Upchurch
Community Association Manager
Phone: 760-585-1719
aupchurch@propadvantage.com

HOA Assessments
Due the 1st of each month
Delinquent on the 15th

For more information, please
visit: tucasahoa.org

GARBAGE DISPOSAL USE: 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.

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.

PLEASE BREAK DOWN ALL CARDBOARD BOXES – The HOA is charged extra when the bin lid cannot close because the bin is overfilled.

- **Small Green Compost Bin** – is for Food (non-dairy and non-meat), plant, soil materials and food soiled boxes (example Pizza boxes).
- **Landfill Bin** – is for Nonrecyclable 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 at no charge. Please contact Republic at 760-332-6464 for details. Once you have scheduled your large item pickup, please leave your item as instructed for pickup and attach note on your item(s) to clearly indicate your unit number and the date Republic Services has scheduled for your pickup.

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 consideration of your neighbors and of our wonderful community! We wish your all a wonderful holiday season and a very Happy New Year!

Next Tu Casa Homeowners Open Board Meeting is scheduled for Thurs, Nov 14th @ 5:30pm – All Homeowners are invited and encouraged to attend.