**Tu Casa Updates – Please be aware:**

**Roofs**: Dils roofing has begun repair and installation of new roofs above units 16, 25, 27, 29 and 30. We anticipate work to extend through most of June. What this means to all homeowners and residents: Be aware Dils may need to park their trucks in the North or South driveways for short periods of time (probably under an hour) on random days during the month of June. They will be going up and down from the roof, so might take 5-10 minutes for them to move their truck out of your way if needed, so please give yourself a little extra time this month or park on the street. Dils Roofing is being very mindful to limit resident inconvenience as much as possible. Thanks for your patience during this project.

**Fire Alarm and Sprinkler System Test on Friday, June 11th at 8:00am**

All bedroom windows must be left open so the technician can hear the alarm sound during the testing.

**New Pool Gate in North Parking Lot:** The new gate uses our existing Tu Casa Common Area Key, however because the gate has an ADA compliant emergency exit bar, the locking mechinism works a little different from our other locks. Please note to enter this gate:

Insert the key in the lock with the straight edge of your Tu Casa common area key facing the lagoon

Turn the key a ¾ turn to the right to open the gate

Turn your key back ¾ turn to the left and pull your key out

As required by the fire department, once closed, the gate will automatically lock behind you.

If you have any trouble using your Tu Casa Common Area Key in any of our gates, please call Linda Shafer at 858-336-5562 and we will check to see if we need to swap out your key.

**Please be considerate in the East Garage Area**

Board of Directors

Sept 2020 – Aug 2021

* Kirk Cowles

President

* Linda Shafer

Vice President

* Gerrie Boone

Treasurer

* Linda Shafer

Secretary

* Lynda Savage

Member at Large

Website: **tucasahoa.org**

ASSOCIATION MANAGEMENT

Property Advantage

5142Avenida Encinas

Carlsbad, CA 92008

www.propadvantage.com

Cori Shipp , PCAMM

Community Association Manager

 Phone: 760-585-1761

HOA Assessments

Due the 1st of each month

Delinquent on the 15th

Annual Meeting

Wed, Aug 18, 2021

At 5:00pm

**Tu Casa HOA**

Board of Directors

Sept 2019 – Aug 2020

* Angel Brown

President

* Kirk Cowles

Vice President

* Gerrie Boone

Treasurer

* Linda Shafer

Secretary

* Lynda Savage

Director at Large

ASSOCIATION MANAGEMENT

HOA NEXUS

2775 Congress St, Ste 2F

San Diego, CA 92110

www.hoanexus .com

Phone: 619-359-3457

email support@hoanexus.com

Community Association Manager

* Ryan Galasso

**Tu Casa HOA**

If you (or someone on the property at your request or your tenants request) must park in the SE Garage Area for either immediate loading/unloading or to perform work, the vehicle must post a sign on their windshield stating:

* the unit number they are working in
* the cell number to call to be able to immediately reach someone that can move the vehicle to allow access to a blocked garage

Please be considerate. Do not cause others to be late to appointments or unable to access their garage in an emergency because you or your guests didn’t take the time to park on the street or leave clear identification to quickly have the car blocking access moved.

**Call for Board Candidates:** If you are interested in serving on the Tu Casa Board of Directors, your Board Member Candidate Statement must be returned to the Tu Casa HOA c/o Property Advantage 5142 Avenida Encinas, CA 92008 or to cshipp@propadvantage.com **no later than close of business on June 14, 2021.** Names submitted will then be placed on the ballot and voted upon by secret ballot at the Annual Meeting on Wednesday, August 18th at 5:00pm.

**COVID-19 Tu Casa Common Area Guidelines**

Beginning June 15th, the tier system in California will no longer exist. Based on legal advice regarding the impact for San Diego HOA’s, the Board will review and confirm at their June 16th meeting lifting COVID-19 restrictions to the following:

* Face coverings required in indoor common areas any time physical distancing cannot be maintained
* Sauna, reopened for one living unit at a time (pending approval from San Diego County)

For your own safety, please be sure to wipe down common areas (chairs and tables) before using.

Remember: The pool, spa and surrounding common areas are used at each individual’s own risk.  No one should enter the pool or spa having an actual or potential infection or communicable disease, while wearing bandages, while having external medication on any part of the body or if they have had diarrhea during the last 14 days.  Immuno-compromised, unvaccinated or individuals with health concerns need to consult with their doctor before entering the pool common area.

**Tu Casa General Reminders**

**Tucasahoa.org** website has lots of community information, including but not limited to: Meeting Dates, Agendas and Minutes, Governing and Insurance Documents, Request Forms and Maintenance Information.

**Balconies:** Towels,wetsuits, clothes, etc cannot be hung over our balcony railings.

**Pets:**  Homeowners/Residents are responsible to clean up after their pets at all times and no pets are allowed in the pool area.

**Stairwell Doors and Pool Entry Doors:** only leave open as needed to carry items in and out. We can be sited by the fire department if we leave the doors and gates continually open.

**Tu Casa Newsletters -** Please e-mail management (cshipp@propadvantage.com) and copy Secretary Linda Shafer (las0510@yahoo.com if there are specific subjects you would like to see covered in this Newsletter.

**Effective with our July 21st Tu Casa Home Owner Board Meeting** we will resume Board Meetings in the Tu Casa Rec Room with masks required and all doors and windows open.