**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 19, 2021

**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 South/East Garage Area for either immediate loading/unloading or to perform work, THE PARKED VEHICLE MUST POST CLEARLY VISIBLE ON THEIR WINDSHIELD A SIGN 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** to the tenants in the garages your vehicle is blocking. 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.

**Updates to the Tu Casa Safe Pool Area Re-opening Plans**

Now that San Diego County has moved from the Purple to Red Tier we have guidance to loosen our Pool Area restrictions. To that end:

* Rec Room is open to a maximum of 3 households at a time
* Pool is open to a maximum of 3 households at a time
* BBQ is open to 1 household at a time
* Spa is open to 1 household at a time

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

Parties need to be kept to a minimum and follow the above guidelines. Please do not invite outside people from more than 2 other households (including your own).

These more lenient guidelines assume we can all be considerate of each other. If you notice people waiting to use the pool, spa, BBQ or Rec Room, please limit your time to 30 minutes.

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 individuals or individuals with health concerns need to consult with their doctor before entering the pool common area.

**New Entry Lights**

The Board recently purchased on sale from Costco (at an exceptional price) 24 new common area entry lights for Units 1 – 24. The new lights will be installed over the next month. In 2016 (based on approval from the Board), Units 25-30 individually purchased and installed on their own new common area entry lights.

**New Roofs**

The Board has approved a contract with DILS Roofing to re-roof the roofs above Units 16, 25, 27, 29 and 30. The work will likely be scheduled in early June. If any of the units involved are interested in adding or replacing skylights, HVAC, solar panels, etc, they need to work (at their own personal cost) directly with DILS and to submit an Architectural Request Form to the Board before our May 2021 meeting. Going forward, the Board will only approve work on our roofs by the contractor that installed the roof (Management can be contacted to get the name of the Roofing Company that is responsible for a specific roof – DILS, RSI or PIVA). This requirement is necessary to make sure we do not void roofing warranties.

**Thank you to Volunteers**

Tu Casa is very fortunate to have homeowners and tenants willing to help around the community. The Board sincerely appreciates everyone’s support in cleaning up after themselves, following trash/recycle guidelines and offering to volunteer for committees and projects here and there to serve and improve our Tu Casa HOA. If you have seen the new canvas on the 2nd floor lobby landing, it was contributed to the community by the artist (the son of Dean and Kathy Rohan – new owners in Unit #9). Kathy also gave a little face lift to our community bathroom and Dean created the entry pickets to hide our main water shut off valve. Ken in #2 continues to walk the building and advise the Board of things that may require attention. Don in #17 has worked with the Board to share his expertise with vendors working on various maintenance issues. Russ in #26 has offered hours on various minor handyman requests.

Our community can thrive with the support of its members!

We are still looking for a 5th volunteer to serve immediately on the Board for the term that will end August 2022 and we will have 3 two-year Board positions up for election in August 2021. If you are interested in serving, please reach out to our Property Manager (Cori Shipp).

**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.

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