

BRISTOL COVE WINTER WONDERLAND!

This year's Boat Parade will be held on Saturday, Dec 10th.



Tu Casa's 2nd Annual Holiday Pot Luck will begin at 5:30pm in the Club House/Pool Area. Please bring a dish and wear your favorite Christmas Attire, sweaters, PJs creative outfit and join the fun, including after parade dancing!

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.

See flyers on Tu Casa bulletin board for details

Thanks to our party coordinators: Kathleen (#9) and Laura (#15)!

ANOTHER BIG THANK YOU!!

To all our homeowners and residents, we would like to extend another big "Thank You" for your patience and assistance during our two Driveway Projects. We hope you are all enjoying the improvements! After receiving approval of the Special Assessment request, the Board will continue with its efforts to enhance the value of our property!

REMINDERS:

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, remember to let it cool first and then collect in a container and throw away in landfill trash.

PETS – Management continues to receive concerns from residents about pet violations. Please remember:

- Anytime outside your unit, pets must be on a leash that is held by a human responsible for cleaning up after them.
- Pets are NEVER allowed to be inside the pool area gates except to walk directly to the N Boat Ramp (on a leash).

TU CASA HOA

Board of Directors

Sept 2022 – Aug 2023

- 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

Cori Shipp, PCAMM
Community Association Manager
Phone: 760-585-1761

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

HOA Meetings are held in the
Tu Casa Club House on the
3rd Wed of each mo @ 5:30pm

If you have a concern about pet violations, please contact management and provide information such as the time of day, place and violation, so management can follow-up with the property owner.

NEW TRASH SERVICE PROVIDER

Republic Services (760-332-6464) now handles trash pickup for the City of Carlsbad. Please note Tu Casa has 3 bins that should be used as follows:

- **Recycle Bin** – Clean/dry Paper and Cardboard, empty and clean Plastic, Aluminum, Metal and Glass containers

IF you carry your recycle trash down in a plastic bag, you need to empty the contents into the Recycle bin and throw your plastic bag in the Landfill Bin. **Plastic bags are NOT recyclable.**

- **Compost Bin** – Food (non-dairy and non-meat), plant and soil.
- **Landfill** – Non-recyclable items such as:
Plastic bags, shredded paper, stickers/address labels, tissue, diapers, Styrofoam, paper plates, cups, towels & napkins, pet waste, single use products, non-compostable food and any paper products soiled by liquid or food (e.g.; pizza boxes).

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 of correctly. 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 Services at 760-332-6464 for details and to schedule as needed.

GET INVOLVED: If you see something needing repair at Tu Casa or you have a question or concern, please contact Cori Shipp either by phone or email:

cshipp@propadvantage.com

Phone: 760-585-1761

Cori can either help resolve your issue or get the subject on the Board's next meeting Agenda. Working together, we make Tu Casa a better place to live.

JANUARY 18, 2022 – Next Tu Casa HOA Meeting in the Club House

- 4:30pm Executive Meeting – Board of Directors training with HOA Attorney
- 5:30pm Regular Homeowner Meeting

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

ENJOY OUR SLICE OF PARADISE WHILE BEING CONSIDERATE OF YOUR NEIGHBORS & THE PROPERTY!