

**TU CASA – ELECTRIC GRILLS ONLY (No gas, propane or Traeger BBQs)**

Please be aware **effective September 30, 2024 ONLY ELECTRIC BBQ/GRILLS are allowed on our balconies.** This is a requirement of the HOAs insurance company. Anyone found with a gas, propane or wood pellet burning BBQ after September 30<sup>th</sup> will be fined and the Board will need to follow all steps necessary to have the BBQ removed so we do not risk our HOA insurance coverage. Please note, this includes Traeger BBQs which use an electrical element to light wood pellets on fire. Again, this is a requirement for the HOAs insurance and the Board must be diligent in enforcing this rule.

**NORTH LOBBY ELEVATOR REPAIR – Beginning Monday, September 9th**

We have been waiting for several months for the parts to upgrade/repair our North Elevator Door Package. The parts are scheduled to deliver next week and the repair to begin on Monday, September 9<sup>th</sup>. **Please note this elevator will be completely out of service for approximately two weeks for the repair.** During this maintenance, our elevator service company hopes to also resolve the intermittent call button issue we have been experiencing.

**SECURITY CAMERAS have been installed** for the protection of our property and our residents. The Board is working to finalize a protocol and process for the cameras and to install additional signs to post around the complex to advise security cameras are in use. The cameras are set up to cover our driveways, trash enclosure, lobby, pool area gates and access to the club house and fitness center. The cameras will be locked so they can only be accessed by authorized personnel based on specific protocol. A big thanks to Gary McJimsey who volunteered his time and expertise to install the cameras. Without his help, this project would have cost the HOA roughly an additional \$4,000.

**PLEASE CLEAN UP AFTER YOURSELF AND YOUR PETS:** Tu Casa does not have an onsite janitorial service. Please be considerate of all your neighbors and always clean up after yourself, your guests and your pets.

**PLEASE FOLLOW ALL RULES FOR PARKING IN THE NORTH PARKING LOT**

The Board is working hard to make sure there is no unauthorized parking in Tu Casa’s North parking lot so we give all 30 units a fair chance at being able to park in one of the 12 open spaces. We have spent most of the summer reminding folks of the rules and are ready to begin towing and fining repeat offenders and untagged cars. SPECIFICALLY: You must park one car INSIDE your garage AND you must display a valid Tu Casa Parking tag to park in any of the open unassigned spots in Tu Casa’ North Parking Lot.

**Tu Casa Annual HOA Meeting is Friday, August 23<sup>rd</sup> @ 5:30pm**

**We will have a short regular Meeting the same day @ 4:50pm**

**A Happy Hour/Pot Luck will follow the meetings in the Club House**

All homeowners are encouraged to attend as we plan to discuss the status of our reserve funds and future projects.

TU CASA HOA

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](http://tucasahoa.org)

ASSOCIATION MANAGEMENT

Property Advantage  
5142 Avenida Encinas  
Carlsbad, CA 92008

[www.propadvantage.com](http://www.propadvantage.com)

Amanda Upchurch  
Community Association Manager  
Phone: 760-585-1719  
[aupchurch@propadvantage.com](mailto:aupchurch@propadvantage.com)

HOA Assessments  
Due the 1<sup>st</sup> of each month  
Delinquent on the 15<sup>th</sup>

For more information, please  
visit: [tucasahoa.org](http://tucasahoa.org)