

2023 TU CASA COMMITTEES – Explanation & Update

All Tu Casa Committees serve at the discretion of the Board and all members are volunteers. No HOA funds can be spent by any Committee until it is approved by the Board in an Open Board Meeting. No more than 2 Board Members may serve on a committee and each Committee is limited to a maximum of 5 total Members. Committees can delegate some management activities (example: getting bids, meeting with contractors regarding work needed, etc.) to members of the Committee, but Committee Members are not authorized to make any commitments that create an obligation to the HOA.

If you would like to serve on a committee, please email our Property Manager (cshipp@propadvantage.com) to request your name be submitted to the Committee Chairman. Please indicate in your e-mail any special expertise, passion and/or time availability that you have to offer the group.

The Chairman of each Board is responsible for confirming members in their committee. The total duration of each Committee is 6 months, at which point the Board will re-assess (in an open meeting) the need for each committee, and will re-visit and re-state each Committee's charter, leaders and members.

Committees effective 1/25/2023 to 7/31/2023

RULES & REGULATION COMMITTEE

Board Chairman: Paul Tecker

Members: K & D Rohan

Charter: Maintain, review and update our current rules and regs to make sure all information is clear, current and enforceable.

MAINTENANCE/LANDSCAPE COMMITTEE

Board Chairman: Linda Shafer

Members: K Rohan

Charter: Participate in bi-monthly walk through of building to identify and discuss landscape & maintenance issues with Management & Landscape Foreman. Management confirms instructions to Vendors. Walk throughs are typically held at 9:30am on 1st Monday of each odd month.

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

ARCHITECTURAL COMMITTEE

Board Chairman: Keyur Nagrik

Members: K McAllister, D Rohan

Charter: Review all architectural requests and provide analysis to the Board. Participate in projects developing scope of work, gathering bids and help Board with project oversight.

SUB-COMMITTEE: DESIGN TEAM

Board Chairman: K Rohan

Members: L Slough, Pat Gilliland

Charter: Focus on renovating and maintaining common areas with a coastal theme.

COMMUNICATIONS COMMITTEE

Board Chairman: Linda Shafer

Members: Paul Tecker

Charter: Draft a quarterly newsletter for all homeowners and tenants, update and maintain tucasa.org website Send Newsletter and/or Website suggestions to: cshipp@propadvantage.com and las0510@yahoo.com

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.

For all emergency HOA issues that happen outside of business hours (M-F between 9am-5pm) and cannot wait till the next business day, please call the **EMERGENCY AFTER HOURS number: 760-585-1710**

Upcoming Tu Casa HOA Meetings in the Club House

Wednesday, February 15th – Special Meetings open to all homeowners

- 5:30pm – 7:00pm Solar Discussion & Forum
- 7:00pm - 7:10pm Trash Enclosure

Wednesday, March 15th

- 5:15pm Executive Meeting – Board of Directors and Management
- 5:30pm Regular Homeowner Meeting – All Homeowners are invited to attend. The beginning of each meeting is set aside for open homeowner forum with 3 minutes allocated to each owner to voice their comment or concern. If a homeowner wants the Board to respond to their comment, they need to submit the comment or concern in writing to cshipp@propadvantage.com at least one week in advance of the meeting so it can be included in the Meeting Agenda.

FUTURE NEWSLETTER IDEAS: Please e-mail management (cshipp@propadvantage.com) and copy the Communications Chair (las0510@yahoo.com) with any specific subjects you would like to see covered in a future Tu Casa Newsletter.