

Welcome Fall and New Homeowners!

Tu Casa may not have fall colors, but we do have chilly nights with beautiful days and on October 20th we will have another full moon sparkling on our beloved lagoon! It's a great opportunity for an evening boat ride or paddle!

New Homeowners

Welcome to all our new homeowners! If you have the time, please attend an HOA Meeting (3rd Wednesday of each month in the Rec Room). We look forward to getting to know you and to incorporating your ideas for continually improving life at Tu Casa! Please familiarize yourself with our HOA website: **TUCASAOA.ORG** Our website contains important documents and lots of information related to living at Tu Casa.

Smoking

Second hand smoke can be a health and safety issue. If you smoke, please be very aware of wind directions and take every precaution possible to limit the chance your smoke will drift into other units or shared common area spaces. If the HOA continues to receive smoke concerns, they will need to address the issue as a nuisance.

Pets

The HOA has received numerous complaints over the past few months regarding pet owners not properly controlling or cleaning up after their pets, including abandoned pet feces in the elevator, urine stains on walkways and entry tile and in areas by units 1-4 and the rec room. If you have a pet, PLEASE be responsible and keep them in your control and always clean up after them.

Rattlesnake

Wasn't the first and probably won't be the last. Rattlesnakes are most active over summer at dawn and dusk. If you see a rattlesnake on the property, call **911** and keep an eye on the snake (from a distance) until emergency crew arrives. Took roughly 10 mins to remove the snake found this past summer.

Garbage Disposal

With the holidays approaching it was suggested we remind everyone to use your garbage disposal sparingly. If you have to run your garbage disposal, run water for 10-15 seconds after you shut it off to completely clear the line and **do not throw the following in your garbage disposal** (place these items in the trash instead): FOOD SCRAPS, COFFEE GROUNDS, SOLID WASTE, FATS, OIL and GREASE. Remember to let grease cool first and then collect in a container and throw away in the trash.

TU CASA HOA

Board of Directors

Sept 2021 – Aug 2022

- Kirk Cowles
President
- Kevin McAlister
Vice President
- Gerrie Boone
Treasurer
- Linda Shafer
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 month @ 5pm

Parking in Tu Casa's North Parking Lot – Must display RED Parking Tag

To park a car in the North Parking lot unassigned spaces, you must display the current RED Tu Casa parking tag. Each unit should have received 1 tag assigned to their unit. Due to limited parking, parking rules will be enforced and cars not following the guidelines will be subject to tow. ALSO, please pull in and park straight within the lined spaces to save your car and your neighbors from unnecessary door dings

Ants

At our last meeting a few homeowners mentioned an issue with ants in their units. Ants tend to be more prevalent with each weather change. Some home remedies suggested were: spraying areas with white vinegar, wiping down areas with Dr Bronner's liquid Castille soap (available at Trader Joes) and using a mixture of Borax and sugar. Lots more ideas are available on the internet.

Note: Tu Casa HOA has a contracted monthly service to treat our common outside areas for ants and rodents, but we are each individually responsible for treating the interior of our units.

Tu Casa's Neighborhood Watch

Due to the watchful eye of a neighbor the Board was able to catch and hold responsible someone that didn't live in our complex and was illegally dumping boat seats in our dumpster. Please note, if our dumpsters overflow or illegal trash is disposed of in them, we can be fined. Your help in neighborhood watch and proper disposal is always appreciated.

If you see someone you don't recognize, just stopping them to introduce yourself and ask their name and unit number can deter someone scoping the area for theft or misuse Or, on the positive side, might introduce you to one of our new neighbors.

If you see something needing repair 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.

New Landscape Company

Tu Casa signed a contract with a new landscape company to begin November 1st.

Plumbing and Maintenance

Please check the "Maintenance" section of our TUCASAOA.ORG website and the recently posted "Reference Guide to Plumbing Leaks". Cori put this together for us to help understand plumbing maintenance responsibilities in our HOA.

Tu Casa Newsletter Suggestions

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 our community newsletter.