

Good bye to a dear friend and long time Tu Casa family member:

Karen Cowles passed away the end of December. She and her husband, Fred bought their home here in Oct 1976 and she would lovingly tell of her 4 boys emptying their piggy banks to aid in the purchase! Karen and her family have shared many memories at Tu Casa and anyone that has spent time in the pool or jacuzzi will have met someone in the family. They played, partied and volunteered their time to help our community. Karen's 90th Birthday Celebration at Tu Casa leaves a warm memory of her love for her family and her amazing ability (at 90) to get low on the dance floor! Karen will be remembered in the 8am Mass at St Patrick's Church on Sat Feb 22nd.

2025 brings a few changes:

Tu Casa HOA would like to remind all residents of some changes for 2025

We have a new Club House / Recreation Room Reservation System

Homeowners may reserve the Recreation Room/Clubhouse and seating area around the fire pit for Private use on a first-come basis, when the use does not conflict with Association business or regularly scheduled Association events, clubs, or meetings. Reservations do not provide exclusive use of the pool area, BBQ or other surrounding areas.

To make a reservation request, the unit owner must first complete and email to aupchurch@propadvantage.com the Tu Casa Clubhouse Liability/Waiver Form

(found on the Tucasahoa.org website - General Documents section). Note that Tu Casa Recreation Room/Clubhouse reservations are not confirmed until the owner is notified via e-mail by management and the event is listed on the Recreation Room/Clubhouse Calendar posted on the tucasahoa.org website and on the lobby Bulletin Board. If you have a cancelation, please email aupchurch@propadvantage.com at your earliest convenience in respect of others. Tenants may reserve the Recreation Room/Clubhouse by contacting their landlord to make the reservation on their behalf. The landlord/homeowner will be liable for any charges or damages exceeding the deposit.

Once our Property Manager receives an accurately completed reservation request, she will send the form to the Recreation Room/Clubhouse Rules Sub-Committee to schedule with the homeowner and/or Tenant a pre and post party inspection and she will email to Linda Shafer to post the updated reservation on the website and lobby bulletin board calendars.

New City of Carlsbad Smoking Ordinance Effective 1/1/2025

Smoking and/or Vaping is prohibited at Tu Casa per the City of Carlsbad ORDINANCE NO. CS-475 CHAPTER 6.15 for Multi Dwelling Units. This includes inside individual units, balconies and common areas.

TU CASA HOA

Board of Directors

Sept 2024 – Aug 2025

- 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

Amanda Upchurch
Community Association Manager
Phone: 760-585-1719
aupchurch@propadvantage.com

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

For more information, please
visit: tucasahoa.org

Next Tu Casa Homeowners Open Board Meeting March 20th @ 5:30pm.