

**CAPITOLA KNOLLS HOMEOWNERS ASSOCIATION  
APRIL 2007 NEWSLETTER**

**POOL AREA**

The association is having much needed work done in the pool area. The pool and spa are both being replastered. Additionally, the tile and coping are being replaced. This work is scheduled to start next week on April 11<sup>th</sup>. The pool and spa will open for the season after this scheduled work is complete. The contractor is Adams Pool Solutions and the work should take approximately two to four weeks. If all goes as planned the pool will open by May 1<sup>st</sup>.

**RULE REMINDERS - Since it has been some time since the last newsletter...**

- Carports and garages are for vehicle parking and not for storage of miscellaneous items. Bicycles, wheeled toys and barbecues are the only items allowed in the open carports. If you have a garage the same rules apply and they are subject to inspection for compliance.
- All modifications, including satellite dishes, are subject to Architectural Guidelines and *prior* written approval. Forms may be obtained by calling Shoreline Property Management or from the Capitola Knolls' website, [www.capitolaknolls.com](http://www.capitolaknolls.com).
- Skateboarding is not allowed at Capitola Knolls.
- To avoid tripping hazards, garden hoses are to be stored in your storage cabinets or enclosed patios when not in use. They should not be left in front of the laundry room at the hose bib.
- Dogs must be on a leash at all times when in the common area. The City of Capitola and Capitola Knolls require that dogs be under restraint by leash at all times when not enclosed. No pets may be tethered in the common area.

**WHO TO CALL**

- (831) 426-8013 - Shoreline Property Management  
Common area maintenance, common area lights out, rule violations,  
administrative questions, landscaping requests
- (831) 684-1111 - First Alarm and Patrol  
Parking violations, pool area trespassing or disturbances
- (831) 476-1180 - Emerald City Landscaping  
Broken sprinklers
- (800) 526-1313 - Coinmach  
Laundry equipment - washers and dryers
- (831) 685-6580- Claudia DeMaranville, Earthquake insurance
- (408) 764-0230- Les Adler, Master policy insurance
- (831) 471-1170 - Capitola Police for officer response

**MEETINGS**

Board of Director meetings are held the third Saturday of each month at 10:00AM at ShoreLife Community Church. The annual membership meeting will be held, Saturday, May 19<sup>th</sup> at 10:00AM. Homeowners will be receiving their package shortly.

## **Policy for Trash Can Replacement**

Pursuant to the CC&R's Article X, Section 10.09, which states in part...."any trash outside of the interior walls of a Unit, garage or carport shall be stored entirely within appropriate covered disposal containers maintained in good, clean condition. No disposal containers, other than those maintained or specifically authorized by the Association, shall be allowed in the Common Area."

In an effort to encourage that trash enclosures and trash cans be kept in a good, clean condition and to control pests and odor, it is reasonable that the Board of Directors hereby sets forth a policy for trash cans in accordance with the Capitola Knolls Homeowners Association CC&R's Article X, Section 10.09 as follows:

1. Homeowners shall be responsible to purchase a standard 32-gallon trash can with lid.
2. Homeowners are required to write their address on the trash can and trash can lid with indelible ink, such as a Sharpie, for identification purposes.
3. Homeowners shall be responsible to maintain trash cans and trash can lids in good, clean condition. Trash cans will include trash can lid, which must be used at all times to control pests and odor.
4. Should a homeowner fail to comply the Association will purchase and label trash can with lid and charge back to the homeowner.
5. All homeowners are responsible to keep their trash enclosures in a neat and clean condition at all times.
6. All residents are responsible for preventing the overflow of garbage in the trash enclosures by recycling and by compacting the contents of their individual trash and recycling containers.
7. No toxic or hazardous material shall be disposed of within the Property by dumping in the garbage containers or otherwise.
8. Unauthorized trash cans and lids, damaged trash cans or lids and trash cans without proper identification shall be removed from trash enclosures and replaced by the Association and charged back to the homeowner.
9. Failure to comply with any of the existing guidelines will subject the owner to a reimbursement billing and/or a fine as outlined in the Capitola Knolls Fine Policy.