



**CAPITOLA KNOLLS HOMEOWNERS ASSOCIATION
DECEMBER 2005 NEWSLETTER
HAPPY HOLIDAYS TO ALL**

HOLIDAY DECORATIONS

A reminder that holiday decorations and lights are allowed but must be removed in a timely manner. We suggest all decorations be removed no later than January 15, 2006. These are allowed as *temporary* modifications only. Lights should not be placed in the landscaping.

DUMPSTER

As we do annually, a dumpster will be placed by the pool area for recycling Christmas trees or extra boxes. It is **not** intended for household garbage or cleaning out your closets! It will be delivered on Monday, December 26th and removed on January 2nd.

TRASH PICK-UP

Trash will be picked up on the regular day, Wednesday. If you miss the dumpster, Christmas trees will also be picked up curbside on your regular day of service (Wednesday) for three weeks after the New Year's Holiday, free of charge. However, they must be cut into three-foot lengths and all decorations must be removed, including tinsel.

One other reminder, each unit is allowed one trash can. Waste Management will not pick up overflowing cans. Please compact your trash so that it fits into one level can. Recycle as much as possible. With the winter season and rain, it is more important than ever to keep your lids on your cans. Do not let debris accumulate on the trash area floor. Get into the spirit of the season and talk to your neighbors. Take turns setting out the recycles and sweeping the floors.

Unfortunately, if the association must have maintenance remove excess trash a reimbursement billing will be sent to each homeowner in the building. It is an expense that is not budgeted.

PARKING and SECURITY

The season means more guests visiting at Capitola Knolls. Please remember that all the streets of Capitola Knolls are Fire Lanes. Parking in the fire lane is not allowed at any time and cars are subject to immediate towing. Make sure you let your guests know they need to find a legal space. If there are no spaces within Capitola Knolls, cars must be parked on Kennedy. And please remember that cars may not be stored in the parking spaces. Vehicles must be moved at least once each 72 hours. You may call First Alarm to report violations at 685-1110.



LIGHTS OUT?

If you notice a light is out, for example, a carport, side, laundry or pole light, call REMI® at **(831) 426-8600, Ext. 213 or 233** so it can be replaced in a timely manner. The fastest way for us to know your light is out is for you to call.

FIRE DANGER IN THE WINTER

A few reminders to keep you and your family safe:

- If you like the ambience of candles, when lighting them make sure to keep candles away from decorations and other combustible materials. Check to make sure they are out before going to bed or leaving your home – this is essential.
- Make sure fireplace is inspected and cleaned each year before you light that first fire.
- If using space heaters, keep them at least three feet from bedding, clothing, furniture, and drapes and anything combustible.
- Water Christmas trees daily. Use only UL listed lights and turn them off before going to bed or leaving your home. It is suggested that you not use more than three strands linked together.
- Did you remember to check batteries in your smoke detectors and carbon monoxide detectors when the clocks changed? Is your fire extinguisher charged?

GUTTERS

The gutters and downspouts were cleaned in November by Commercial Gutter Cleaning. This does not mean there may not be problems with leaves falling and clogging them again. If you experience an overflowing gutter or plugged downspout, please call REMI and we will call Commercial Gutter. They will return and clean until May 1st at no charge to the association.

2006 MONTHLY DUES

Homeowners should have received their 2006 budget package and disclosures as well as coupon books for 2006. If you had automatic dues payment set up, it will continue with the new amount of \$240 in January. If you would like to set up automatic withdrawal of your dues call our accounting department at (831) 426-8600, Ext 228 and speak to Guy Grannan.

BOARD MEETINGS

Monthly Board meetings are normally held on the third Saturday of each month except December at the ShoreLife Community Church in their Daycare Center at 10:00 AM.

WEB SITE

Don't forget to visit the Capitola Knolls' web site at www.capitolaknolls.com.