

# Capitola Knolls Homeowners Association Newsletter June 30, 2008

## **FIREWORKS ARE NOT ALLOWED**

Due to the very dry weather conditions and recent fires, **FIREWORKS ARE NOT ALLOWED AT CAPITOLA KNOLLS THIS YEAR.** This includes "Safe and Sane" fireworks. For safety at Capitola Knolls please follow this guideline. **NO fireworks at Capitola Knolls.**

## **HAVE A SAFE AND HAPPY JULY 4<sup>TH</sup>**

### **POOL AND SPA**

As many of you already know, the solar panels and arbor at the pool area are being replaced. The work area is fenced off so the pool and spa remain open.

#### **Guideline Reminders**

- No Lifeguard is on Duty
- An adult **MUST** accompany children under 14 years of age.
- Residents must accompany guests and are responsible for their behavior. Only two guests per key are allowed. This is not a public pool, so please do not let people into the pool area just because they ask.
- No glass, pets, bicycles, skateboards, or alcohol are allowed in the pool area.
- For health reasons, children under 14 should not use the spa. Also, residents with health problems should check with their doctor before using the spa. The water temperature is set 95-102°.
- The pool monitor this year is homeowner Christy Hadland.

### **PARKING AND SECURITY**

First Alarm guards come through Capitola Knolls twice each day to open and close the pool area. They will also respond to your calls about problems such as trespassers at the pool or cars parked in the fire lanes. (831) 684-1111.

**WATER USAGE** - We remind residents to please conserve water and report broken sprinklers or leaks as soon as possible.

## **ARCHITECTURAL MODIFICATIONS**

Remember that no modification or improvement, addition or change to the exterior or structure may be made without **prior** written approval by the architectural committee and board. Forms may be downloaded from the Capitola Knolls' website: [www.capitolaknolls.com](http://www.capitolaknolls.com)

We would also like to make you aware of a new California Civil Code, §1363.07, that prohibits the Board from giving permission to owners to personalize their entrance area. All of the grounds are common area, meaning it is theoretically available to all residents. Prior to this law, the Board could give permission for some encroachment into the common area. Examples of such changes were the addition of a deck or the maintenance of a private garden. In each case, the owner was responsible for all maintenance and the modification was subject to removal and return to original condition at their expense. That was then, but now the law has changed and the Board can no longer give such permission. The law does not prohibit such modifications, **BUT** it has made it very difficult. An owner must get 67% of all the homeowners to give affirmative permission for the modification. This requires a ballot, printing and postage and additional administrative expense. In our experience it is not likely that this procedure would be successful.

**CAPITOLA KNOLLS BOARD OF DIRECTORS' MEETINGS** are the third Saturday of every month at 10:00 AM at ShoreLife Community Church.

### **CURRENT BOARD MEMBERS ARE:**

Laurie Salatich, Lisa Saldana, Jack Richter, and Richard Bergman and Charles Frazier, who were recently appointed to the Board.

Maintenance problems may be reported to Mary Taylor at Shoreline Property Management (831) 426-8013 x 108  
[maryt@shorelinepropertymanagement.com](mailto:maryt@shorelinepropertymanagement.com)  
Accounting questions should be directed to Shannon Bonnet at (831) 426-8013, Ext 107.