



**CAPITOLA KNOLLS  
OCTOBER 2005 NEWSLETTER**

10/18/05

**POOL AREA CLOSURES**

The pool and spa will close for the season as it normally does on the Monday before Halloween. This year the date for closing is Monday, October 24<sup>th</sup>. The Board considered requests from a few residents to keep the spa open longer this year. However, as you all have read recently and may have personally experienced, the cost of gas and electricity have significantly increased. The October PG&E bill for the Association was approximately \$1,000 more than in September. For this reason, the Board decided to close the pool as in past years.

**DAYLIGHT SAVINGS TIME REMINDERS and SUGGESTIONS**

- Later this month on October 30<sup>th</sup> Daylight Savings ends. Clocks are turned back one-hour. It gets dark earlier and children may still be out as you arrive home.
- Drive carefully. Note the speed limit within Capitola Knolls is 10 MPH, but you can drive slower!
- Be especially careful on Halloween night.
- Use this date as a reminder to check the charge on your fire extinguishers; change the batteries in your smoke detectors and carbon monoxide detectors.
- If you have a fireplace in your unit, schedule your annual chimney cleaning.

**TRASH AREA RULE REMINDERS**

We want to remind homeowners and residents that keeping the trash enclosure clean for your building is a shared responsibility. It helps to talk to your neighbors and set up some kind of schedule for setting the recycle containers out for pick up each Wednesday. Waste Management picks up the cans from inside the area.

With the wet weather approaching, make sure the lids are placed tightly on your garbage cans. If you need a new can, they can be purchased at Orchard Supply. Just make sure to put your unit number and address on the can. Each homeowner is responsible for their trash can.

**VISIT THE CAPITOLA KNOLLS WEBSITE AT [WWW.CAPITOLAKNOLLS.COM](http://WWW.CAPITOLAKNOLLS.COM)**

You can download the Rules and CC&Rs and other information. You can also download architectural modification forms, which are required for ALL exterior modifications and for some interior modifications that affect common walls and plumbing. If modifications are made without prior approval from the association, a fine of \$100 will be issued. This includes satellite dishes. As a reminder, we are attaching a copy of the Satellite Dish Policy adopted earlier this year and mailed to all with the Annual Meeting package in April.

**GUTTER CLEANING SCHEDULED NOVEMBER 7<sup>TH</sup> – NOVEMBER 12<sup>TH</sup>. See the notice attached to your mailed copy of this newsletter for details.**



## DOGS

We have unfortunately received several complaints over the past few months regarding unleashed pets at Capitola Knolls. Please report violations and irresponsible pet owners. Residents should remember the Guidelines of Capitola Knolls.

"Santa Cruz County Leash Laws apply at Capitola Knolls. Pets must be maintained within the resident's unit and must be on a leash when outside. Pet owners are responsible to clean up after their pets per County Ordinance."

Reference CC&Rs, Article X, Section 10.06 (a-f) Household Pets

Paragraph D: "Each person bringing or keeping a pet on the properties shall be solely responsible for the conduct of their pets. The Association, it's Board, officers, employees and agents shall have no liability to any Owners, their household members, guests, invitees, tenants and contract purchasers for any damage or injury to persons or property caused by any pet".

## LAUNDRY ROOMS

Remember to keep the laundry room floor clean. Dispose of the lint from the dryers into the fire resistant cans provided *and empty the can at least once each week*. Do not store soap boxes or bleach or anything on top of the waterheater. Keep these washing products off the floor and away from the waterheater. If you are experiencing a problem with your washer or dryer, call COINMACH at **1-800-526-1313**.

## CARPORTS AND GARAGES

As you drive or walk through Capitola Knolls, you will normally see a property that shows pride of residency. This is because carports are not cluttered with miscellaneous items, there are no abandoned vehicles and oil drippings, when they occur, are cleaned up immediately. We want to remind those with garage doors that the guidelines still apply. Garages may not be used as storage facilities just because there is a door.

## PARKING and SECURITY

- A reminder 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.
- Cars may not be stored in the parking spaces at Capitola Knolls. Vehicles must be moved at least once each 72 hours.
- During the winter, First Alarm does not patrol. However, they will respond to calls at a charge to the Association of \$25.00 per call. If the violation and/or violator are identified, the \$25 fee is billed to the homeowner. Contact First Alarm 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.