

# Capitola Knolls Homeowners Association Newsletter May 2007

## POOL/SPA OPENING

As many of you know, the pool area was opened for Memorial Day weekend after much work was done this spring, including new tile and replaster of both pool and spa. Repairs were also made to the deck.

Enclosed with this newsletter you will find a copy of the Pool and Spa Guidelines. Please review them and abide by them. Note that residents may have only two guests per key. We will have a part-time Pool Monitor again this year, Amelia Layne, but it is everyone's responsibility to see that the rules are followed to keep the area in the same "new" condition as when it opened this year.



## WATER CONSERVATION

While there is no rationing, we ask that you all be aware of the need to conserve water. Make sure your faucets and toilets are not wasting water. If you see water dripping from the outside hose bib, a carport storage closet or a sprinkler, please report it to Mary Taylor at Shoreline Property Management at 426-8013 x 108. For sprinklers, you may also call Emerald City Landscaping at 476-1180. We have experienced several leaks in the unused water softener lines installed when the units were built 25-30 years ago. These copper lines in the back of each carport spring pin hole leaks that take a while to become obvious so you should periodically check your storage closets for signs of water.



## GARBAGE/ RECYCLING

You were recently sent a copy of the Trash Can Replacement Policy. If your can is in need of replacement, take care of it now. This is your responsibility. Remember to set your recycle container(s) at the curb on Wednesday morning early. The trash company goes into the enclosures for your trash cans only. They will not pick up excess loose garbage.

The association has only about four enclosures left to rebuild and they will all be ready for the large recycle containers provided by the garbage company.

And remember that it is every resident's responsibility to keep the enclosures clean. Maid service is not in the budget!

## ★ 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. This includes but is not limited to the addition, replacement or modification of a satellite dish, garage door, skylight, window or alterations to the electrical, mechanical and/or plumbing systems or changes that would impair the structural soundness of the building. Forms may be downloaded from the Capitola Knolls website: [www.capitolaknolls.com](http://www.capitolaknolls.com)

## ELECTION RESULTS

On Friday, May 25, 2007 at the office of Shoreline Property Management the ballots from the Annual Membership Meeting held on 5/19/07, were opened and counted. Homeowner Ulrika Friesen and Kara Patterson from Shoreline Property Management were appointed the inspectors of the election and counted the ballots. The results are as follows:

- **Election of Directors**

Jeremy Flautt	33
Paul Lindquist	66
Ercilia Medeiros	69

Paul and Ercilia were re-elected to the board for three-year terms.

- **IRS Resolution** passed with "Yes" 74, "No" 7 and 4 ballots not voted.

### Capitola Knolls Board of Directors:

President	Ercilia Medeiros
Vice President	Paul Lindquist
Secretary	Laurie Salatich
Treasurer	Lisa Saldana
Director	Jack Richter

### CONTACTS AT SHORELINE PROPERTY MANAGEMENT

Office: 831-426-8013  
Fax: 831-426-0836

**Mary Taylor**, 426-8013 x 108  
Community Association Manager  
[maryt@shorelinepropertymanagement.com](mailto:maryt@shorelinepropertymanagement.com)



## PARKING/SECURITY

First Alarm and Patrol guards come through Capitola Knolls at least twice each day now that the pool is open. They will also respond to your call about problems such as abandoned vehicles or cars parked in the fire lanes.

There have been recent reports of items stolen from vehicles and carports. If you experience a problem such as a storage closet break-in or a theft from your vehicle, report it first to the **Capitola Police at 471-1170** (when requesting an officer) or **471-1141** to file a report. You should also contact **First Alarm at 684-1111**.

The board is investigating the cost of additional patrols by First Alarm.

## DOGS

In addition to the CC&Rs and Rules of Capitola Knolls, on April 26, 2007, the Capitola City Council passed an Ordinance (NO. 915) that requires dogs to be on a leash when on any public street or other public place or upon an unenclosed lot or premises or in or upon any other private property posted with signs prohibiting off-leash dogs. You must keep your dogs on a leash when outside your home at all times.



## CAPITOLA KNOLLS HOMEOWNERS ASSOCIATION POOL AND SPA RULES

### POOL SCHEDULE

The pool area will normally be open during the summer from 8:00 AM to 10:00 PM. The pool area is closed regardless of the time when the entry gate is secured by chain and padlock

### POOL AND SPA RULES

The Homeowners Association has adopted the following rules. Please read them carefully and remember that all persons using these facilities are legally responsible to the Association for their conduct. All persons using the facility must comply with these pool guidelines, the pool rules and instructions from representatives of the Homeowners Association. Violations will result in use restriction, penalty assessment, or both.

Enjoy yourself, have fun, and please obey the rules. This way, everybody can enjoy our pool facility.

1. **NO LIFEGUARD IS ON DUTY.** Those using the pool facilities must do so at their own risk.
2. Children under 14 years of age must be accompanied by an adult (18 years or older); this is a State law.
3. Residents must accompany guests. You are responsible for their behavior.
4. Swimming attire must be hemmed, (no cut-offs).
5. Long hair must be tied or capped.
6. Keep toilet facilities clean; turn off the light after use.
7. Do not play with life saving equipment. It is for emergency use only.
8. Do not litter. Ample refuse facilities are provided.
9. Entry gate is to be kept locked at all times. Do **NOT** prop the gate open.
10. Only homeowners and residents with keys are allowed to use the pool area.
11. Do not open the gate for anyone who does not have a key.
12. The following behavior is unacceptable:
  - a. Profanity and/or loud, offensive language
  - b. Fighting, running, dunking, jumping or diving on other people, rough play and other behavior deemed hazardous.
  - c. Loud playing of radios or stereos.
13. The following items are **NOT** allowed in the pool area:
  - a. Pets (dogs, cats, etc.)
  - b. Bicycles, motorcycles, skateboards, etc.
  - c. **Glass** containers of any description
  - d. Large items such as boogie boards or surfboards.
  - e. Alcohol
  - f. Disposable diapers are not allowed in the pool.
  - g. Balloons
  - h. Smoking

### SPA USE

**For health and safety reasons, NO ONE UNDER THE AGE OF 14 IS ALLOWED IN THE SPA under any circumstances.**

The temperature control and filtering are preset. The water temperature will range from 95 to 102 degrees. To activate the jets, turn the control knob located on the pump room wall. Recommended time use is 20 minutes for your health and safety and for sharing if other residents are waiting. Residents with heart conditions, or other health problems, should check with their doctor before using the spa.

## **KEYS**

Entry to the pool area is subject to lock and key. Replacement keys cost \$50.00 and are **only issued to unit owners**. There may be random key checks this summer. Please cooperate. Remember, keys are the property of Capitola Knolls Homeowners Association, NOT your personal property. They are issued to you for your use.

## **GUEST POLICY**

If accompanied by a sponsoring resident, non-residents may use the pool. Since the size of the pool is limited, **only two guests per key are allowed**.

Enjoy the pool area, but **PLEASE OBEY THE RULES**. If you need a key, call the office