



## CAPITOLA KNOLLS HOMEOWNERS ASSOCIATION

9/12/11

- Over the next few weeks the association is having some repair work done by Jeff Atkinson Construction. The work is mainly on rafter tails and should not inconvenience residents. These were areas that came to our attention during last year's painting project.
- The red fire lane curbs are being repainted this month. Parking in the fire lane for any amount of time is a violation of association guidelines and subjects your vehicle to towing.
- As we noted last month, raccoons have taken over the trash enclosures. Raccoons are in everyone's trash enclosure, climbing up the wood and leaving a dirty mess. They are getting into trash cans and tossing garbage out onto the floor. The trash enclosures are becoming quite unsanitary. It is each resident's responsibility to make sure all garbage is in their own can and the lid to the can is tightly in place. This will discourage the raccoons. Remember that the association does not provide clean up service for the trash areas. It is not in the budget. Be good neighbors and share the clean up chores.

If you do not have a **garbage can with lid**, the association will purchase one for you at a cost of \$35. We are going to do an inventory to see if our notice last month was successful. Those units without a proper can and lid will receive a specific letter and if compliance is not achieved, we will have maintenance replace the can and lid and invoice the unit owner.

- Laundry room areas are another shared common area. Please be a good neighbor and clean up after you use the equipment. Remember that all the laundry rooms were cleaned and painted just a few months ago when the new machines were installed. Do not store anything on top of the water heater.
- Dog owners: Remember dogs must be on a leash at all times when outside of your unit. Allowing your dog to run free – to just go out for a minute to do its business – is not in the best interest of you, your dog or your neighbors. And don't forget to "scoop the poop" immediately. These are guidelines for Capitola Knolls and the City of Capitola.
- **All** architectural modifications must be approved prior to commencement of work. Forms can be downloaded on our web site at [www.capitolaknolls.com](http://www.capitolaknolls.com) or call the office at (831) 426-8013, Ext 108.