

Pointe Surfside

JULY 2011

Due to the termite tenting there will be NO July Board meeting.

Thank-you Robert for your positive input to the upcoming termite tenting project suggesting to have security during this time.

Grills on the 2nd and 3rd floors

Please refer to HUNTINGTON BEACH FIRE CODES 308.31 and 308.3.1.1 for current HB codes concerning use /



placement of grills on balconies. The concern at PS is that if there is a fire due to a grill and the resident is not following code will that HO's insurance deny the claim? That HO would still be responsible for the damage, will the HO have the resources to cover the cost of repairs? **See bulletin board for more information.** Many of you are aware of the fire on 5/12/11 in Sunset Beach that destroyed a home and damaged neighboring homes. The fire was started by a grill. We want to be

Charge Backs to Units for Services Calls that are Homeowner Responsibility.

When you contact the PM and request a vendor be sent to your unit for any reason and the vendor determines the problem was not caused by anything from the common area and / or what is damaged serves that unit only (falls under HO responsibility); the charge for the service call will be assessed to your account. If what is damaged serves that unit only the HO is responsible for the repairs. Please refer to your Matrix as a tool to assist you to determine what is Association and what is HO responsibility. You should consider calling your own plumber, etc. if the problem appears



Proposed new rule "No glass in clubhouse" is being put on notice for owners comment period and will be adopted at the July meeting.

Pool Problems Again!

On the weekend on June 4th and 5th children were cut due to broken glass at the pool. "No Glass In The Pool Area" is a common rule at any public pool area in any hotel, apartment, HOA. If you see broken glass at the pool report it to the PM, the pool will need to be closed until the glass is removed by the janitorial and pool vendor at their next regular service.



The pool gates are often being found left open. This is against the rules and county code. PS has already been cited due to the county inspector found a gate open. The pool can be closed by the county for this violation and PS can be fined. **What is it going to take for residents to follow these rules. These behaviors are a high liability / safety risk for PS. It is apparent that there are some residents that don't think they need to follow rules, they don't care about safety or liability. They have the "me, me, me" mentality. We can't change people's character we do expect the behavior of**

McCulloch Architects will be the project manager for the upcoming Wood maintenance project. The cost is \$11,400.00.

Termite Tenting.

- HB Police & Fire Dept. have been notified.
- The Gas Co. has been notified & will be available to help re-light pilots.
- Security has been retained.
- A location in the parking area of each section will be designated for plants.

Any concerns should be forwarded to: **GOLDEN WEST PROPERTY MANAGEMENT**



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