

# Pointe Surfside

SEPTEMBER 2012

**The Next Board of Directors Meeting: September 18th, 2012 @ 7pm in the Clubhouse**



## Access to the phone board

Any resident who wants their phone connected to the phone board will need to have a local area code. Any phone that is currently connected to the phone board that is not a local area code will be disconnected. You have two options; you can change your number to a local area code or you can get Google voice over. This number will be connected to the phone board allowing you to keep your old number.

## Glass at the pool

*Rule 1.3 Glass or breakable items are forbidden in the pool and spa area.*

Signs are also on both entry gates to the pool "No Glass". This issue is addressed in the newsletter on a regular basis. This is a very common rule at any public pool area yet there are some residents that seem to be clueless and/or could care less about rules, safety of others or the cost of decontaminating the pool from glass.

If broken glass is found in the pool or pool area the homeowner of the unit who is responsible will be assessed the cost to decontaminate the pool. This could mean the pool has to be drained, cleaned and refilled. Homeowners are responsible for their tenants and guests



## BILLING STATEMENT

THE STATEMENT WILL BE GOING OUT AROUND THE 25<sup>TH</sup> OF THE MONTH IF YOUR PAYMENT IS MADE AFTER THAT, IT WILL APPEAR ON YOUR NEXT STATEMENT. DO NOT CALL GWPM UNLESS A MISTAKE HAS BEEN MADE. *YOU KNOW WHEN YOU ARE LATE.*



## Unwanted items/trash left at the side of the trash dumpsters

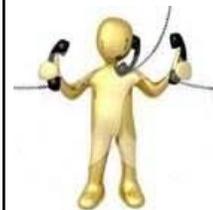
There continues to be items left at sides of the "B" trash dumpsters (a baby crib box, a broken patio screen door are some recent

items). Residents need to take the responsibility to dispose of their trash/unwanted items. Pointe Surfside does not have maid, maintenance or concierge service.

If you need to dispose of large items, you need to hire your own vendor.



The BBQ's are infrared, therefore, there is **NO FLAME** turning the knobs trying to get a flame will only strip the knobs, costing the association (YOU) to have repaired.



## RUDE CALLS TO GWPM

All violation letters come from Board direction to the Property Manager. Please send e-mail or come to the open forum. Most emergency issues come from your neighbor not the HOA, please have more information when placing your call and **DO NOT YELL AT THE PROPERTY MANAGER.**

*They are trying to help you.*

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



Phone (714) 220-5920



Fax (714) 220-9327



Email :Jan@GWPM.com  
Patti@GWPM.com

### Use of the amenities

When owners lease their units to tenants, they transfer many of their rights and privileges to their renters. Following is a chart showing which ones are transferred from the owner to the renter.

An "X" in the *Owner* column means the right is retained by the owner. An "X" in the *Renter* column means the owner's right is transferred from the owner to the renter.

	OWNER	RENTER
<a href="#">ADR - IDR</a> rights	X	
<b>Amenity use rights</b>		X
Attend <a href="#">board meetings</a>	X	
-speak at <a href="#">Open Forum</a>	X	
Attend <a href="#">membership meetings</a>	X	
Authorize visitors		X
<a href="#">Common area keys</a>		X
<a href="#">Ingress-egress</a> rights	X	X
<a href="#">Pets</a>		X
Review records	X	<a href="#">possibly</a>
Right to membership list	X	
Serve on the board	X	<a href="#">possibly</a>
<a href="#">Standing to sue</a>	X	
Submit architectural plans	X	
<a href="#">Voting rights</a>	X	

The above chart is from Davis Sterling (Ca. Civil Code). When a homeowner rents their unit they give the rights of use of the amenities to the tenant. A homeowner does not have privileges for themselves and their tenant to use the amenities.



#### **Check Your Plumbing**

You are encouraged to check all plumbing on a regular basis (water heater, shut off valves, under sinks, dishwashers, etc.). A water heater recently broke in a third floor unit and there was significant damage to the two units below. Water heaters are homeowners responsibility. It was the third floor homeowners responsibility to attend to the needed repairs and pay for all repairs. If the resident below you alerts you to a leak that appears to be coming from your unit you are encouraged to immediately check everything/everywhere in your unit and take appropriate actions.



Owners who rent out their units ***MUST*** furnish their new address and the name of the tenant.

We need to know how to reach owners in case of an emergency.

*This is being a responsible owner.*

#### **Be a Responsible Pet Owner**

Please take your dog to the perimeter wall to allow it to relieve itself (don't let your dog relieve itself outside someone's window or front door).

