

JASMINE STREET HOMEOWNERS' ASSOCIATION

"A neighborly place to live!"

Newsletter –September 2005

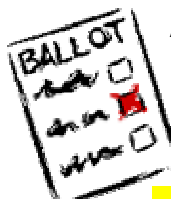
AMENDED GOVERNING DOCUMENTS

The Association's governing documents include the Bylaws and CC&Rs (Covenants, Conditions & Restrictions). As you may know, Bylaws provide the rules by which a corporation operates. Your Association is a California corporation. The CC&Rs provide the rules that apply the properties within the Association.

The Association's legal counsel has updated both documents to comply with current law. This is the first update since the properties were developed over twenty years ago. Every effort has been made to prepare documents that will stand the Association in good stead for another two or more decades.

Although lengthy and legally technical, the Bylaws and CC&Rs are essential to the proper functioning of a homeowners association. It is important that all homeowners understand that your ownership interest is governed by these documents.



 A draft copy of both documents will be provided to all homeowners for review and voting. Please watch your mail for these documents. Kindly review them and return the ballot promptly so your vote can be counted!!

ANNUAL MEETING – The annual meeting to elect directors will be held on Tuesday, October 4, 2005 at 6:30 p.m. at Taste Buffet Restaurant, 16170 Bear Valley Rd, Victorville. Are you interested in being on the Board? If so, please contact Foxy Wilson at Euclid. YOUR VOTE IS IMPORTANT!! You will receive a proxy in the mail so if you can not attend the meeting, please mail in your proxy ahead of time. Thank you!

SHEDS – AMENDMENT TO RULES

The Board of Directors has given much consideration to the issue of storage sheds and has voted to approve the installation of sheds, subject to the following restrictions:

- (1) the shed may not be placed in that zone consisting of the side yard and extending from the side yard to the rear property line; and
- (2) the shed height may not exceed one foot above the existing, conforming block wall or fence. You may not alter a fence to achieve a greater height.

This action amends the existing rules and regulations regarding to sheds. Amended Rules & Regulations will be considered by the Board at the September meeting.

DO YOU HAVE A SWIMMING POOL?

Whether in-ground or above, pools are magnets for children, especially in hot summer months. Even a small wading pool is a potential hazard. Just a reminder... please be sure you take all necessary steps to prevent unauthorized access to your pool.

RESOURCE DIRECTORY

Vendors listed here are ones that your fellow homeowners have used. We believe they do a good job at a reasonable price.

Heating & AC: Kool Breeze951-3863
Medical Equipment & Repairs:
American Healthcare (ask for
Jasmine HOA 10% discount) 800-736-2421
Screens Repair/Replace
Bobcat Mobile Screen Service..... 760-217-3350

Do you have experience with a company or individual who provided good service? To share that information with your neighbors, let us know so we can list that person/company here. Contact Chery Cooper by e-mail at JasmineStreetHOA@yahoo.com or (760) 885-6141.

NEED A TENNIS COURT KEY? – Contact Foxy Wilson at Euclid - (909) 981-4131.

REPORT FROM AUGUST MEETING –

- Painting deadline extended to 12/1/05.
- The Board will be soliciting bids to have all **sidewalks inspected** and a professional opinion rendered as to the cause of any damage so that appropriate steps can be taken to make repairs.
- All homeowners whose property backs up to the Edison easement must **clear the area behind their fence outward 30 feet**. This area belongs to the homeowner and is the HOMEOWNER'S RESPONSIBILITY to keep clean. Overgrown, dry vegetation is a fire hazard. Protect your property!! If not done, the Association may have the vegetation removed and homeowners whose property abuts the easement will be charged a pro-rata share of the cost.
- Bids will be solicited to provide and install **signs warning of parking restrictions and tow-away**. Residents are reminded that overnight parking on the streets is not permitted. In addition, on street sweeping day, the hours of parking are restricted.
- The **street repairs** are not complete. The Board has asked Euclid to solicit bids from other vendors.

REWARD REMINDER - The Board approved offering a reward of up to \$250 for information leading to the arrest and conviction of any person who damages

common area property or private property within the Jasmine Street Homeowners Association. IMMEDIATELY report suspicious activity to the police.

Since it's still quite hot, we are repeating...

SIX COOL WAYS TO SAVE

1. If you have central air conditioning (CAC), keep the thermostat at 78°F. Estimated energy savings range up to 25% over a more typical setting of 72°F.
2. If possible, install the CAC's condenser on the north side of your home, out of direct sunlight.
3. Draw draperies/blinds during hot days.
4. Minimize use of heat-generating appliances, such as the range or clothes dryer, during hot weather. Use the microwave to cook; hang-dry clothes, if possible.
5. Take advantage of cooler summer days: open windows and turn off the A/C.
6. Make sure the cooling system has a SEER or EER rating above 9.



NEXT MEETING – September 27, 2005 at 6:30 pm., at Taste Buffet Restaurant, 16170 Bear Valley Rd, Victorville - corner of Bear Valley & 7th in the Food-For-Less shopping center. *All attendees, including Board Members, may purchase food at their own cost, but are not required to do so. We thank Taste Buffet for supporting our community by permitting us to have our meetings at their restaurant. Be a part of your community – come to every meeting if you can – not just when there is a problem. We hope to see you there!*

*Tenants: You are a very important part of the community in which you live.
Stay involved and aware! You are welcome to come to the meetings.
Know what's going on in your community.*

**Next meeting: September 27, 2005 – 6:30 p.m.
Taste Buffet Restaurant - 16170 Bear Valley Rd. – Victorville
*Join us – Let's get acquainted!***

Emergency Phone Numbers

Police 241-2911 Gas Co 800-443-8093 24-hour Graffiti Hotline 261-2222 Fire 911