



Newsletter ~ Summer 2008

JSHOA is online! Visit us at www.jshoa.org.
E-mail questions, comments, suggestions to
JasmineStreetHOA@jshoa.org.

Whether you own or rent, you live in a homeowners-association neighborhood.

It has become apparent to the Jasmine Street Homeowners Association Board of Directors that there seems to be some confusion concerning the basic understandings of the Association CC&R's. The CC&R's (Covenants, Conditions and Restrictions) were put into place in 1984 and remain in effect today. We have an amended set of CC&R's but have not garnered the sufficient number of homeowner votes to pass these new amended CC&R's. Therefore we have decided to emphasize some of the major topics covered by these rules. The CC&R's can be downloaded from the Jasmine Street Homeowners website at www.JSHOA.org, as can the Rules & Regulations.

- **TRASH CANS:** All Trash and Recycling Containers must be stored in a place not visible from the street at anytime other than Pick-up day, usually Monday of every week. The trash and recycling container must not block the drive-up and drive-away areas of the mailboxes at any time during normal delivery days.
- **GARAGE DOORS:** The garage door must be kept closed at all times. The door can remain open when doing yard work maintenance or other chores around the home but it must be closed when these tasks are completed. (Our quiet neighborhood is not crime free. There have been many thefts from cars and garages when the residents have been home. An open garage door leaves you and your belongings vulnerable.)
- **HOLIDAY LIGHTS:** All Holiday decorations must be removed in a timely manner. Christmas decorations must be removed no later than January 31st of the year following Christmas i.e.: Christmas in 2008- remove by January 31, 2009.
- **LAWNS:** Lawns and landscaping in the visible area (front of property) of the home must be maintained at all time during the warmer portion of the year. The board has determined that from November 1st thru March 31st that the lawn area is allowed to go dormant but other landscape items must be maintained as required. After March 31st owners will be subject to our normal maintenance standards.
- **PAINTING:** The wood trim on all of the residences in the JSHOA must be kept in good condition at all times. This applies to both the front, back and sides of the home. Since we are on "Zero" lot line properties, the neighbor that encumbers that line MUST provide you access to those areas of your residence to accomplish this maintenance. Also the color choice must conform to the available selections in place at the time of the paintwork. If a color is chosen that does not comply with those choices you may be required to repaint those areas. We are currently in the process of selecting a wider range of possible paint colors.
- **AUTO/VEHICLE REPAIR:** There is to be no motorized vehicle mechanical work done in the driveway or on the street unless it can be accomplished in a single day. Any material or liquids that spill onto the street must be removed and cleaned according to applicable Federal and State Laws. Any non-operational vehicle must be stored in the garage at all times and it can not be in view from any street on the property. VVMC (12.28.095) prohibits inoperative vehicles from being parked on the street for more than 24 hours.
- **COMMERCIAL VEHICLES:** No commercial vehicles including but not limited to Big rig tractors, vending vehicles, repair trucks, construction trailers, construction vehicles, RV's, trailers or boats are to be parked on the JSHOA streets at anytime. The only exception to this restriction is to load or unload the recreational vehicles. They must be parked off the premises as soon the loading or unloading is accomplished.
- **ADDITIONS:** There are to be no room additions to any home in the JSHOA property. Any addition of a storage shed, unless it already meets the published specifications, or permanent sunroom or patio cover must be approved by the ARC (Architectural Review Committee) prior to any work being started. These ARC request forms can be downloaded from the JSHOA website or requested from the Haven Management Company. They must be completed and submitted with detailed plans for approval.

- **VEHICLES:** Under no circumstances can any motorcycle, motorbike, ATV, Motorized scooter or other non-street-licensed automobile or motorized vehicle be operated on the streets of the JSHOA property. The wash that bisects the JSHOA property from 7th Avenue to Silica Road is also off limits to the above mentioned vehicles. Street legal motorcycles can be driven on the streets only when leaving or returning to the registered vehicle address. You are allowed only four (4) motorized vehicles on your property. They must be normally stored in the garage and on your dwellings driveway. All vehicles must be parked in the driveway proper and not on any portion of the landscape.
- **PARKING:** No vehicle, motorized or un-motorized may be parked on the street for a period of greater than 72 hours in accordance with both the CVC and VVMC (12.28.090 and 12.28.095). Any such vehicle will be marked and towed at the owner's expense if not moved off the street in a timely manner. This does not mean that the vehicle can just be moved to a new location. No vehicle may be parked across or encroach into any portion of any driveway in the community except when being loaded or unloaded (CVC 22500 (e,f)). You may not block the drive-up and drive-away areas of the mailboxes at any time during normal delivery days. All vehicles must be moved from the streets on street cleaning days (presently on Friday) by 7:00AM.
- **SAFETY EQUIPMENT:** Proper safety equipment must be worn whenever riding bicycles, skateboards and other vehicles that require such gear. Parents may be held criminally liable if their child is hurt without proper gear. Also remember that you the owner or tenant are responsible and liable for the action(s) of any guests or persons and their children and friends' that you have invited onto the JSHOA property.
- **CURFEW & NOISE:** Please remember that the JSHOA is also governed by the same rules and regulations implemented by the Federal and State Governments and the City of Victorville. This applies to all residents of JSHOA. This includes the current laws regarding curfews, excessive noise after 10 PM,

As a homeowner or tenant it is your responsibility to advise the JSHOA board of directors of any violation of the above CC&R's short list. The full JSHOA CC&R's also address other conditions and restrictions not mentioned in the above bulleted points. You can contact Haven Management at 866-561-2955, 24 hours a day and leave a message. You may also access the JSHOA website and select Management Company and then select "Report a Problem" for immediate concerns. If you have other

concerns, you are invited to attend the monthly board meetings. They are held the first Tuesday of the month except for the months of August and December when there are no board meetings scheduled. Please check the JSHOA website calendar for any changes

If you see any illegal, criminal or unsafe activity, please contact the local authorities as soon as possible. Under no circumstance should you confront any person or persons if you suspect they are committing some type of crime or safety violation on our property. On the website at www.JSHOA.org, there is an online feature called "Report a Problem." This will also let your board of directors know of the problem.

Also, as some of you may or may not be aware we have a security patrol in place and they are on the property a few times a day. They will report any issues that seem out of place to the Board of Directors.

VACANT HOMES: There is great concern regarding the many homes that are vacant. When the housing market encounters a downward trend, and most recently accelerated by the rapid decline of the mortgage industry, cash-strapped homeowners must balance whom to pay, whom not to pay, and what to pay for. Sadly, many have decided to relinquish the maintenance on their homes and their association dues, which directly impacts the association and its members.

Unkempt lawns can result in brown grass, overgrown shrubbery, and trees untrimmed for many months. At times newspapers and junk mail accumulate on the property. A home in foreclosure can mean an empty house, which can then be a target for vandals. Owners hoping to keep their property may consider renters, who may not have the same sense of ownership and pride in the community. Some renters can make it harder to enforce the rules and comply with community standards. Not only are maintenance problems an issue, but association dues are a problem. The resulting shortfall may require a special assessment to make up the loss. Your board is carefully monitoring the situation and is doing everything legally possible to recover lost revenue and get the properties maintained.

Governor Schwarzenegger just signed legislation requiring banks and other mortgage holders who repossess properties to maintain those properties until resold. We are beginning to work with the City of Victorville Code Enforcement to enforce the proper maintenance of our properties.

Collection of monthly dues is critical for maintaining common areas and solidifying long-term re-

serves (like street repairs). Association assessments pay the utilities, general liability insurances and the entire list of items budgeted for the year to maintain the common area. The collection policy of JSHOA is being followed as quickly and efficiently as the law allows.

We understand your frustration with vacant homes and rental properties that are not cared for as well as home-owned properties and are doing everything possible to make JSHOA a wonderful place to live.

BASKETBALL & TENNIS COURTS: The basketball and tennis courts are being taken down due to major vandalism and gang activity in the area. A questionnaire was sent out to the residents and the majority responders approved of the action.

SECURITY SERVICE: JSHOA has hired a security firm to check our area on a daily basis. The times that the officer makes his inspections vary. The police are immediately contacted if illegal activity is detected. Your board is also made aware of problems that the company finds.

STREET LIGHTS: We are gathering a list of the street-lights that are not working or turning on and off during the night or are on constantly. Please note the location of the faulty light, street, cross street, and approximate location on the street and contact Haven Management with this information. It is cost prohibitive to address these lights until we have a sufficient number of lights to repair. The sooner we get the above information the sooner we can take care of the problem lights. You can also report this through the website under "Report a Problem" at www.JSHOA.org.

Thank you very much for your cooperation in following the above points in advance. Remember that whether you are a homeowner living on the premises or a tenant renting a home in the JSHOA we all need to work together to keep our neighborhood as attractive and safe

as possible. In these trying times it is incumbent on all of us to support the CC&R's and the Rules and Regulations of the Jasmine Street Homeowners Association.

Thank you,
The Board of Directors
Jasmine Street Homeowners Association

ASSOCIATION MEETINGS are held on the first Tuesday of every month at Moses House Ministries, 15180 Anacapa Road, Victorville (Near Target—1 block south of Palmdale Rd. and ½ block west of Amargosa).

RESOURCE DIRECTORY

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

- Carpet Cleaning/Furniture/Draperies Service:**
Craig's - ask for Craig Boyd 760-247-5709
- Heating & AC:** Kool Breeze 760-951-3863
- Landscaping**
Manny's Landscaping 760-245-4566
ask for Manny cell: 760-508-0821
- Medical Equipment & Repairs:**
American Healthcare
JSHOA 10% discount 800-736-2421
- Plumbing**
Cisneros Bros. 760-947-2625
- Screens Repair/Replace:**
Bobcat Mobile Screen Service 760-242-7041
760-217-3350
- Tires:** *Town & Country Tire* 760-243-3141
JSHOA 5% discount -ask for "Mike"

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. Send us an e-mail at JasmineStreetHOA@jshoa.org.

WE-TIP: 1-800-78-CRIME (1-800-782-7463)

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 is going on in your community and your responsibilities as a Jasmine Street resident.

October 7, 2008 - Open Meeting 7:00 p.m. - Executive Session 6:30 p.m.
Moses House Ministries - 15180 Anacapa 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