



Newsletter ~ Spring 2009

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

Spring is here. Whether you own or rent, you are living in a community governed by the CC&Rs and Rules and Regulations of the Jasmine Street Homeowners Association. We must all work together to make our community the best it can be.

A volunteer board of directors, whose desire is to help make our neighborhood a nice, clean and safe place to live, oversees the community adherence to regulations and management of the association. Haven Management (toll free phone: 866-561-2955) is the company that provides management services. You can find all of this information on our website at www.JSHOA.org.

Last year new mailboxes and posts were installed throughout the association. Every homeowner is responsible for the maintenance of their mailbox. If damaged, repair or replacement is the responsibility of the homeowner.

The roads of Phase 1 were repaired and/or repaved earlier this year.

The next regularly-scheduled meeting of the JSHOA Board of Directors will take place at Horizon Church, 15065 Palmdale Rd, Victorville at 7:00 p.m. on May 12, 2009. (The meetings alternate each month between Horizon Church and Moses House Ministries which is located at 15180 Anacapa Rd, Victorville.) The Open Session meeting agenda will be posted on the pole in front of the old tennis courts on Tokay St. at least 96 hours before the scheduled meeting. Meetings are held the second Tuesday of the month, except there are no meetings in August and December. Please check the JSHOA website calendar for any changes.

At that meeting, the board will consider awarding a contract for an **ONSITE DIGITAL SURVEILLANCE SYSTEM**. Under the proposed contract, cameras would be installed to monitor vehicle and pedestrian movement throughout the association. This day and night-vision equipment operates 24/7. Once installed, if a crime is committed within the community, the police will be able to access the videos. The board is considering this action in response to the increase in criminal activity in our community. If you would like more information about the system, please attend the meeting.

For the good of the community, the following are some of the issues that our owners and residents must comply with:

- **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. Please have them put away within 12 hours after pick-up.
- **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. Regrettably, 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.
- **LAWNS:** All JSHOA properties are subject to maintenance standards. Lawns and landscaping and trees in the visible area (front of property) of the home must be maintained at all times. Property owners are responsible for their property—even if it is rented or leased.
- **PAINTING:** The wood trim on all of the residences in the JSHOA must be kept in good condition at all times. This applies to the front, back and sides of the home. Since the lots are "Zero" lot line properties, the neighbor that encumbers that line **MUST** provide the homeowner (tenant or agent) access to those areas of the residence and yard to accomplish this maintenance.

When repainting, it must be the same as the original color. If you wish to change the color of your house, you must submit a color change request to the ARC (Architectural Review Committee). Forms may be found at www.JSHOA.org. If you repaint your house with a non-approved color, you may be required to repaint, which then would require using a sealing primer and possibly multiple coats of paint. Please save yourself the time, inconvenience, and expense by simply following the rules.

- **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. Disabled vehicles must be moved out of the association within 72-hours. They may not be left in the driveway.
- **COMMERCIAL VEHICLES:** No commercial vehicles, RVs, trailers or boats are allowed to be parked on the JSHOA streets at anytime. The only exception to this restriction is to load or unload these vehicles. They must be parked off the premises as soon the loading or unloading is accomplished. **The homeowner is liable for any damage caused to the roadway or curbing by overweight vehicles that they or their tenants allow into the association.**
- **ADDITIONS:** Exterior alterations to any home in the JSHOA property must be approved by the **ARC (Architectural Review Committee)**. This includes storage sheds, gates and fences. Approval must be obtained prior to any work being started. Also, all construction must be properly permitted and inspected by the Victorville City Building Department. The ARC request forms can be downloaded from the JSHOA website or requested from Haven Management Company. They must be completed and submitted with detailed plans for approval. Failure to comply may lead to litigation.
- **VEHICLES:** Under no circumstances can any motorcycle, motorbike, ATV, scooter or other non-street-legal motorized or electric vehicle be operated on the streets of the JSHOA property. The wash that bisects the JSHOA property from 7th Avenue to Sili-ca Road is off limits to **ALL** vehicles.

It is unlawful for children and non-licensed individuals to operate any motorized vehicle on any public roadway.

- **SPEED LIMIT:** The speed limit within Jasmine Street Homeowners Association is 15 MPH.
- **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 and found not to have been wearing proper gear.
- **CURFEW & NOISE:** Residents are entitled to enjoy their home in peace and quiet. No one should be

roaming the street after 10:00PM. Curfew laws apply to children. Other laws apply to adults. Excessive noise regulations are in force 24 hours per day.

- **ANIMALS:** All dogs and cats must be vaccinated at 4 months of age and dogs must be licensed through the City of Victorville. Dogs must have collars and the license must be attached. The Leash Law is in effect throughout all of San Bernardino County. Your dog must be on a leash at all times outside the confines of your property. Loose dogs will be reported to Animal Control. Please note that criminal and civil penalties may apply to the property owner and tenants from whose property a dog escapes and hurts someone else.

Please remember that the residents of JSHOA are also governed under the laws of the Federal and State Governments and the City of Victorville. Also, the owner or tenant, is 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.

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.

Other areas of concern are:

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.

Banks and other mortgage holders who repossess properties are now required to maintain those properties until resold. We are working with the City of Victorville Code Enforcement to enforce the proper maintenance of our properties.

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.

COLLECTION OF MONTHLY DUES is critical for maintaining common areas and solidifying long-term reserves (like street repairs). Association assessments pay the utilities, general liability insurance 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.

BASKETBALL & TENNIS COURTS: The basketball and tennis courts have been taken down due to major vandalism and gang activity in the area. Children should ride their skateboards and trick bikes in those areas with adult supervision and while wearing proper protective gear.

SECURITY SERVICE: JSHOA plans to soon have an **ON-SITE DIGITAL SURVEILLANCE SYSTEM** to monitor our community instead of a security officer driving through two times a day.

STREET LIGHTS: JSHOA has contracted with a lighting company to maintain the street lights within the community. If you notice a light improperly working, please call the management office or report the problem through the reporting form on the website.

Thank you very much for your cooperation. 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 JSHOA Board of Directors

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.

May 12, 2009 - Open Meeting 7:00 p.m. - Executive Session 6:00 p.m.

Horizon Church - 15065 Palmdale 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