



Newsletter ~ Fall 2009

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

Dear Homeowners and Tenants:

Summer is now officially over. 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. We want to congratulate those of you who have worked hard at keeping your yards in good condition.

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 and management of the association. **Haven Management (toll-free: 1-866-561-2955)** is the company that provides management services. You can find all of this information on our website at www.JSHOA.org.

You will see new signage in the near future. We are taking steps to combat graffiti on the signs throughout the complex.

You may have noticed that there are security cameras placed in various locations throughout the community. Due to the increase in crime within JSHOA, the board elected to install these cameras to watch and record activity within the common areas. The new cameras are equipped with night vision and license plate identification, plus some other features that the board has chosen not to make public.

We are committed to doing everything legally and financially possible to keep our community safe and secure. Unlawful activity will be prosecuted and residents and homeowners, whose children are caught on camera destroying or damaging property, will be held financially responsible. Law enforcement may even hold parents criminally responsible for actions of their children.

If you observe any illegal activity, call 911 or the local Police Dispatch at 760-245-4211. Then notify JSHOA

online at www.JSHOA.org or by phone at 1-866-561-2955. We need the **date, time, and approximate address location—any information you can provide.** The security cameras can then be checked. Copies of recorded Illegal activity will be turned over to the police.

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

- **SIDEWALKS:** You may see yellow and red strips of paint across your sidewalk. Those are indicators that the sidewalk has risen—usually due to tree roots. It is the responsibility of each homeowner to keep the sidewalk hazard free. You will be contacted in the near future with options—make repairs or JSHOA will contract for the repairs to be made and you will be responsible for the cost of repair. This is a safety issue.
- **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 should be kept closed when not in use. 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.)
- **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. Beginning November 1, 2009, through March 1, 2010, citations will not be issued for lawns that go into hibernation stages. However, citations will be issued and fines will continue for yards and lawns that continue to be un-maintained.

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.

- **WEEDS:** The cleanup of the weeds and debris, under the Edison easement and along side the drainage canal, is the responsibility of each adjoining homeowner. The Fire Department and Code Enforcement will be issuing citations in the near future. Please clean your area as soon as possible.
- **FENCING:** Homeowners are responsible to keep their fencing in good repair. Please inspect your fence to make sure it is repaired and presentable. There should be no holes in any fence for animals to get through.
- **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 cannot 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 the Haven Management Company. They must be completed and submitted with detailed plans for approval. Failure to comply may lead to litigation.

- **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.

- **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 Silica 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. **The Victorville Police Department has been notified of this activity.**

- **SPEED LIMIT:** The speed limit within Jasmine Street Homeowners Association is 15 MPH.
- **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 (even those you keep in the house) 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 (So is the Noise Ordinance regarding excessive barking). 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.

Soon, animal traps will be set out at different location throughout JSHOA. Any dog or cat that is caught will be turned over to Animal Control. If your animal is licensed, they can contact you, otherwise, the animal has a short time before adoption/euthanasia. Please license your animals. Re-

member, licensing is a FREE RIDE HOME for licensed animals should they get out and captured. You can find more information at <http://ci.victorville.ca.us/Site/CityServices.aspx?id=400>.

Other areas of concern are:

MAIL THEFT: Several mailboxes in the neighborhood have been broken into and mail has been vandalized and stolen. If you find that you have been victimized, please do all of the following: 1) report it to the Postal Inspector at 1-877-876-2455 or online at www.usps.gov/postalinspector, 2) notify the police department at 1-760-245-4211, and 3) notify JSHOA at 1-866-561-2955 or www.JSHOA.org.

Since theft of mail can be a precursor to identify theft, it would be wise to contact the three credit reporting agencies to learn ways to protect yourself. Experian (www.experian.com), Equifax (www.equifax.com/home/en_us) and TransUnion (www.transunion.com/).

NOTE: A check was stolen from a mailbox, altered, and cashed at a local business. The name was changed to **Daniel Harris**. If you have any information regarding this please contact the police department.

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.

DUES: 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.

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.

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.

Please remember that the residents of JSHOA are also governed under the laws of the Federal and State Governments and ordinances of 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. For your safety, you should not confront any person or persons if you suspect they are committing some type of crime or safety violation on our property.

Please note that homeowner, Bob Seig is no longer employed by JSHOA and does not represent the Board or the Association in any way. Please refer all questions and concerns to the management company or online. Soon, a new part-time employee will be providing maintenance services to the community. If you see something that needs attention, please contact **JSHOA online** or **HAVEN MANAGEMENT**.

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&Rs and the Rules and Regulations of the Jasmine Street Homeowners Association.

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.

January 11, 2010 - Open Meeting 7:00 p.m. - Executive Session 6:00 p.m.
Marie Callender's Restaurant - 12180 Mariposa Rd. - Victorville
Join us - Let's get acquainted!

There is NO Board of Directors Meeting in December. The next regularly scheduled public meeting of the JSHOA Board of Directors will take place at **Marie Callender's Restaurant**, 12180 Mariposa Rd., Victorville, 92395 on **January 11, 2010** at 7:00 PM for the Open Session. Executive Session begins at 6:00 PM (for any members who receive a "Notice to Appear"). An 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 on the **SECOND Tuesday** of the month, except for August and December, when there is no board meeting scheduled. Please check the JSHOA website calendar for any changes.

PLEASE NOTE: Beginning January 2010, the monthly dues increase to \$48.00.

Thank you,

The Board of Directors
Jasmine Street Homeowners Association
www.JSHOA.org
Haven Management: 866-561-2955

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

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