



SPRING 2011

Dear Homeowners and Tenants:

Spring is here.

Whether you own or rent, you are living in the Jasmine Street Homeowners Association—a community governed by the CC&Rs and Rules and Regulations—for the betterment of our community. We must all work together to make our neighborhood the best it can be. We want to congratulate those of you who have worked hard at keeping your yards and homes in good condition.

As your volunteer Board of Directors, we oversee the management of the association and community adherence in an effort to make our neighborhood a nice, clean and safe place to live. **HAVEN MANAGEMENT (909 948 -0777)** is the company that provides our management services. You can find all of this information on our website at www.JSHOA.org.

Our maintenance man, Ricky, has done a remarkable job in the complex. Ricky's time is scheduled and his duties are assigned. If you see something that needs attention, please contact **JSHOA online** or **CALL Haven Management**. Also, let us know if you are pleased with the improvements so far.

For the good of the community, the following are some of the issues that our owners and residents should know about:

- **SHOPPING CARTS:** There are a large number of shopping carts being left in the common area. It is a crime to remove the carts from the store parking lot. Food4Less has small carts for purchase at \$24.95. **Please don't be the first one caught pushing a shopping cart down the street.** If you are inclined to take a cart, take it back—it's good exercise, as well.
- **TRASH PICK UP: MONDAY is trash pick-up day.** All Trash and Recycling containers must be stored in a place not visible from the street at anytime other than Monday (Tuesday if it falls on a holiday). Please put the trash cans away within 12 hours after pick-up.
- **SIDE WALKS:** Sometimes tree roots push up the cement sidewalk and driveway. This poses a tripping hazard. It is the responsibility of each homeowner to keep the sidewalk hazard free. To determine if the tree is on your property, look along the edge of the curb for a large nail head. This is the property marker. If the tree is on your side of that marker, the tree is your responsibility. . You may soon see yellow and red strips

of paint across your sidewalk. Those are indicators that the sidewalk has raised. 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.**

- **YARDS:** All JSHOA properties are subject to maintenance standards. Lawns, landscaping and trees in the visible area of the home must be maintained at all times. If you receive a **NO-TICE OF VIOLATION**, please contact Haven Management and notify them of your intent to do whatever it requires to correct the violation. Otherwise, it will lead to a **HEARING NO-TICE** and possible **FINE**.
- **WEEDS:** It is the responsibility of the adjoining homeowners to clean up the weeds and debris under the Edison easement and alongside the drainage canal. The Fire Department and Code Enforcement issue citations for non-compliance. Please keep your area clean and free of weeds, household items and debris. **WEEDS ARE GROWING. PLEASE CLEAN THEM UP.**
- **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:** It's painting time again. 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.

The paint used for repainting 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:** According to the CC&Rs, vehicle repairs are not allowed either in a 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. Three things that indicate that a vehicle is disabled: 1) spider webs, 2) flat tire, and 3) very dirty. If a car is covered, it must be free of visible spider webs, etc.
- **COMMERCIAL VEHICLES:** **NO** commercial vehicles, RV's, 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 as the loading or unloading is accomplished. Business equipment and vehicles must be stored offsite. **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.**
- **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.
- **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 and the expense of tearing down your remodel or renovation job and bringing it into community compliance—even if it looks nice. **PLEASE DON'T TAKE THE CHANCE. GET APPROVAL BEFORE YOU BEGIN WORK.**
- **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. **JSHOA is not liable for parental negligence—even on community property. KEEP YOUR CHILDREN SAFE BY MAKING SURE THEY WEAR PROTECTIVE GEAR AND KEEP A WATCH ON THEM AT ALL TIMES. Ramps are prohibited in the roadways and sidewalks.**
- **VEHICLES:** All non-street-legal (motorized or electric) vehicles are prohibited on the streets of the JSHOA property. The wash

that bisects the JSHOA property from 7th Avenue to Fifth Avenue 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.**

- **FINES:** If a condition is found on a property that does not meet community standards, a **NON-COMPLIANCE LETTER** will be issued, which, if not resolved in a timely manner, will result in a **HEARING NOTICE**, requiring you to appear before the Board of Directors. If the homeowner fails to appear and/or the condition is not resolved, a **FINE** will be issued. Fines will increase in the amount and will accumulate every month until the issues is resolved.

Your Board of Directors does not want to issue fines. However, if you choose to not respect your neighbors and your community by failing to comply, don't expect that your fine will be waived once you finally get around bringing your home and yard into compliance.

Promptly respond to your initial non-compliance letter. Let the management company know that you intend to comply and give a reasonable date when your property will be restored to community standards and further action will be unnecessary. However, failure to communicate will result in further action and financial loss to you as a homeowner. **PLEASE PROMPTLY COMMUNICATE WITH MANAGEMENT TO AVOID FURTHER HEARTACHE.**

- **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.

Animal traps may be set out at different locations 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. Remember, 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 report it to the Police, Post Office and JSHOA. We recommend that you take your mail to the Post Office for mailing.

STREET LIGHTS: Please report any lights that are out or working improperly to the management office or report the problem through the reporting form on the website.

SEXUAL PREDATORS: A number of registered and unregistered sex offenders live in the area. For the safety of your children, please keep a close eye on them as they play in the complex. You can get helpful information at <http://motheragainstpreditorsinc.com>. You may also wish to check www.meganslaw.ca.gov periodically.

GUESTS: 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.

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

RESPECT/MANNERS: We want to be a friendly, caring neighborhood. Both adults and children must treat each other with respect. We have noticed that when cars approach children in the street, drivers are sometimes given unfriendly looks by some

children and teens, and the children do not move out of the way of approaching vehicles. Although it is used as such, the middle of the road is not a playground or a walkway. Please speak to your children about pedestrian safety before they get hurt.

NIGHTTIME APPAREL: Dark clothing is deadly at night. Street and vehicle lights turn dark clothing into “shadows” that are very hard to detect—almost invisible sometimes. When there is no lighting, dark clothing makes a pedestrian blend into the background. Your JSHOA President nearly hit a mother and her daughter walking with traffic, in the street (outside the HOA)—black clothing, black hair—invisible. The mother was the one in the middle of the street. Please be safe and wear **light colors** at night and always walk on the **left** side of the street (towards traffic so you can see the cars coming).

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.

BOARD OF DIRECTORS MEETING: The JSHOA Board of Directors usually meet at **Marie Callendar’s Restaurant**, 12180 Mariposa Rd., Victorville, 92395 on the **SECOND TUESDAY of the months we meet**. However, the meeting date does change periodically. Please check the website for the correct date. Open Session begins at 7:00PM. For those who have received receive a “**NOTICE TO APPEAR**,” the Executive Session begins at 6:30 PM.

The Agenda is posted on the pole in front of the old tennis courts on Tokay St. at least 96 hours before the scheduled meeting. Please check the JSHOA website calendar for any changes.

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.

Have a wonderful Spring,

The Board of Directors
Jasmine Street Homeowners Association
www.JSHOA.org
Haven Management: 909 948 -0777