

JASMINE STREET HOMEOWNERS' ASSOCIATION

"A neighborly place to live!"

Spring 2019

THE HOLIDAYS ARE BEHIND US

Please take down any seasonal lighting and decorations to avoid receiving a compliance letter.

REFUSE AND REFUSE CONTAINERS

Trash, litter and other debris may not be permitted to accumulate on the properties.

Refuse and recyclable materials containers shall be placed at the street, not blocking access to mailboxes, no sooner than sundown of the day prior to scheduled collection and shall be removed no later than sundown of the day of scheduled collection.

LANDSCAPING

About this time of year, about 1 in 3 homes will receive a notice of non-compliance for landscaping issues. Most of these notices involve weed control or front yards that are not landscaped. Weed control can easily be taken care of by applying an herbicide spray or simply removing.

Jasmine Street Homeowners LANDSCAPE SPECIFICATIONS

(A) MOWING

- Cool season grass [fescues such as marathon turf grass] 2-1/2 to 1-1/2 inches.
- Warm season grass [such as Bermuda] 1/2 to 1-1/2 inches.

(B) WEED CONTROL

- Two to three applications of pre-emergent herbicides in the late winter and early spring may help

- Tree wells, shrub ground cover and flower beds should be kept free of weeds.

(C) TREES & SHRUBS

- Trimming and pruning should ideally correspond to the natural development of the plant.
- Trees are to be trimmed back from sidewalk and street to allow the flow of traffic.
- The Association will not adjudicate tree issues between neighbors.

Xeriscape Landscaping

Landscaping typically consumes up to 60% of the average homeowner's water bill. To conserve water in a desert climate, consider a **xeriscape**. This is a type of landscaping that conserves water by incorporating low water demanding vegetation with efficient irrigation techniques. Xeriscape Landscaping is an acceptable alternative to putting in a lawn in your front yard.

If you choose Xeriscape Landscaping, no more than 15% of your front yard can be dirt. The remainder must be plant material or a weed free rock material in harmonious color with your home and the surrounding properties. The City of Victorville is an excellent resource for plant material and design. You may refer to their website, www.ci.victorville.ca.us for concepts and water rebate programs available.

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 nonoperational vehicle 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 to be parked on the JSHOA streets at any time. 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.

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 www.jshoa.org website or requested from Haven Management LLC. 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.**

OWNER FENCES VISIBLE FROM STREET
Owners must maintain their Lot and all Improvements located on the Lot, including homes and fences, in a clean, safe and attractive condition. Owners must perform all necessary maintenance, repairs and replacement, including periodic repainting or re-staining. Signs of wear and neglect, including, but not limited to, faded, chipped or peeling paint, visible cracks or missing or broken fence boards, are prohibited.

A word from Haven Management, LLC

Membership in an Association

Every homeowner living in an association becomes a member in the nonprofit corporation that exists to maintain some part of the community. This membership is part of the original builder design and became a condition for each home to be built. The conditions, covenants and restrictions of living in a community are recorded against each property and part of the legal deed that grants ownership.

Knowing just what restrictions and obligations come with owning a home in an association involves familiarity with the specific conditions that are unique to each community. Decisions as to how an association carries out its responsibilities are made by the volunteer Board of Directors.

The Board of Directors is tasked not only with hiring and securing service providers and paying utilities but carries the responsibility of setting the individual assessment. While there are limitations and conditions, the assessment is generally set at levels that not only pays the current obligations but also provide for future needs as major physical components age and require renovation or replacement. Essentially, the volunteer Board of Directors is responsible for running the nonprofit corporation which is your association.

A homeowner is responsible and, by virtue of buying in to the association, agrees to pay their assessment and comply with the rules of the community. Membership is not a voluntary decision but created at the time of ownership.