

COLUMBIA SQUARE

(www.columbiasquare.net)

New Resident Move-in Information

Welcome to the Columbia Square community! Here is a short list of things you will find important. The community is professionally managed by Powerstone Property Management (949-716-3998).

UTILITIES:

Electricity – SCE (Southern California Edison)

Gas – The Gas Company

Water – Irvine Ranch Water District

Cable TV/Internet – COX

Satellite TV (DirecTV/Dish) – contact Powerstone Prop Management first for approved dish installation location. Do not install dish antenna until approved!

Go to <http://columbiasquare.net> for more information and details

PARKING:

Residents must park in their two (2) designated carport spots. Visitors parking in marked "GUEST" spots must be safe-listed with our parking patrol company, Patrol Masters. New homeowners must contact Patrol Masters to set up an account for safe-listing and provide proof of residency. Vehicles not safe-listed will receive two (2) violation warnings, with the 3rd violation resulting the vehicle being towed.

Patrol Masters: www.patrolmasters.com 877-209-6370 Privacy@PatrolMasters.com

Residents needing more than 2 carport spots can park on the public streets by requesting an Irvine city parking permit. Go to <https://www.paymycite.com/irvine/temporarypermit.aspx> to register. Street parking is available on Oxford and Columbia streets. There is NO PARKING ANYTIME on Exeter street. Vehicles parked on the streets without a valid parking permit WILL BE TICKETED by Irvine Police.

TRASH and RECYCLABLES:

Do NOT throw recyclables (cans, plastic bottles, newspapers, cardboard boxes) into trash bins!

Do NOT throw trash into recycle bins!

Each parking lot has recycle and trash bins in different areas of the parking lot. Please be sure you are using the correct bins! Recycle bins are clearly marked with signs on walls, and are in separate locations from trash bins.

LARGE ITEM TRASH (furniture, appliances, mattresses, etc.):

Please call Powerstone (949-716-3998) to schedule a FREE pickup. Do NOT dump these items in the parking lot, trash/recycle bins, or common areas. Anyone (homeowner or renter/tenant) caught doing so, the homeowner will be charged for clean up/removal/disposal for up to \$500 AND be fined.

POOL:

Pool and other areas (basketball/volleyball/tennis courts) are maintained by Keystone Pacific Property Management. Homeowners can obtain a pool key from Keystone. Renters can obtain the pool key from the landlord/homeowner.

MAILBOX:

Homeowners are responsible for their own mailbox lock and keys. Renters can obtain their mailbox key from the landlord/homeowner. If you lost your keys, the only solution would be to replace the lock. Contact property management for information for lock model information.

CARPORTS:

Carports spaces are for parking your operational vehicles only, and not for storing trailer, camper, boat/watercraft, ATV or similar vehicles. Carport locker boxes MUST be locked with padlocks, even they are empty.

INSURANCE:

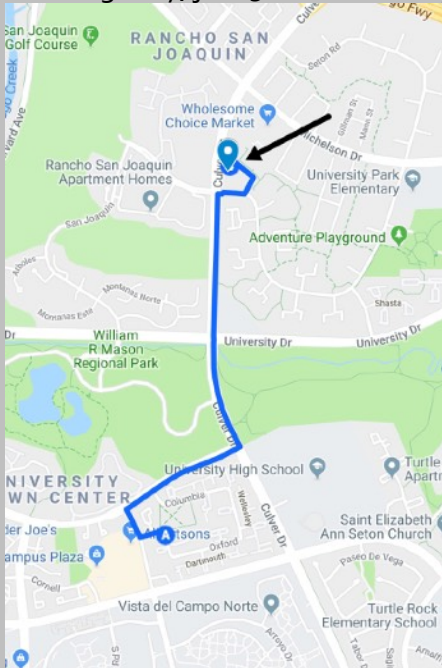
Homeowner's Insurance (HO-6) policy is **STRONGLY RECOMMENDED**. A HO-6 policy will cover the interior ("walls-in") of your home and personal property, and is cheaper than you think! It may end up saving you thousands of dollars in case a water leak happens in your unit .

If you have a renter, renter's insurance is available for often less than \$20 a month. Homeowners can require their renters to carry renter's insurance, and offers many benefits such as: 1) mitigates the threat of a lawsuit if a tenant's guest is injured in your unit; 2) reduces your responsibility in case of a flood, fire or other disaster; 3) it may cover your HO-6 deductible in case your tenant inadvertently causes a fire; and 4) tenant's personal property is covered in case of theft, flood, fire, etc.

GETTING RID OF SOME GENTLY USED ITEMS?

(Kitchenware, clothing, books, etc.)

Consider donating them! The local GOODWILL drop off location is located in the parking lot of Light of Christ Lutheran Church. 18182 Culver Drive in Irvine, off Culver Drive and Sandburg Way, just 5 minutes away.



Q: There's a sprinkler leak around my area, who do I call?

A: Call Powerstone at 949-716-3998 to report the issue.

Q: Who is responsible for maintaining the water heater?

A: Water heaters are the homeowner's responsibility. Life expectancy of a water heater is usually around 8 to 12 years, depending on the location, maintenance, etc. Be sure to replace them before they leak, especially if it is in an upstairs unit!

Q: Who maintains Columbia Square?

A: There is a board of 5 homeowners who help make decisions to maintain the common areas and each of the buildings. Come by and say hello at the next meeting! Information is posted in the bulletin board in the central courtyard.