SERVICE vs Emotional Support DOGS
Service animals are working animals, not pets. The work or task a dog has been trained to provide must be directly related to the person's disability.
Dogs whose sole function is to provide comfort or emotional support do not qualify as service animals under the Americans with Disabilities Act (ADA)
Feb 24, 2020

DO YOU KNOW THE SIGNS OF SUSPICIOUS ACTIVITY?

Emotional support animals are allowed at our HOA IF the owner has a letter from a mental health professional. HOWEVER, recently a resident claimed her pit bull was an emotional support dog. It was removed from the property for being aggressive and barking endlessly. Such pets can be lawfully removed if they pose a threat to others or cause property damage.

The BIGGEST sign of SUSPICIOUS and often DRUG-related activity at Casa Del is:
- LOTS of visitors to a Unit
- Very SHORT visits
- Frequent foot traffic day-and-night and they seem homeless

(IF YOU SEE IT, REPORT IT)

CRIME STOP: 22 ARRESTS AT CASA DEL PUEBLO (Call CURTIS)
THANKS TO RESIDENTS ON THE LOOKOUT, our Association has had much success eradicating DRUG ACTIVITY from the property. Residents simply call Curtis at 602-668-6911 to report suspicious activity (but remain anonymous). Police Drug Enforcement is then notified. Followed by surveillance. Followed by arrests. Followed by evictions. Works well, too. We have had 22 arrests, and shutdown drug sales at SIX Units.

Currently, Two (2) MORE Units are Under Surveillance
ALWAYS, the offenders think they never will be caught ...but all of them have been arrested (it just takes time). Do your part. It's easy. Just call Curtis and report what you see. Photos welcome if you stay safe.

NOT ALLOWED: TARPS, RATTY BLINDS, DUMPING, CARS WITHOUT TAGS
KEEPING THE RULES at Casa Del Pueblo is how we maintain our curb appeal and asset values.
CHECK your Condo so you DON'T get a $$$ FINE $$$ about the following HOA violations . . .

TARPS ARE NOT ALLOWED
BLINDS IN DISREPAIR, TOWELS, BLANKETS, FOIL IN WINDOWS
IMPROPER STORAGE

MOVE YOUR CAR OFFSITE IF TAGS NOT CURRENT, CAR IN DISREPAIR, NOT DRIVEABLE; PARKED IN GUEST PARKING

NO DUMPING: FURNITURE, APPLIANCES, CONSTRUCTION, etc.
EXPECT TO BE TOWED IF TAGS NOT CURRENT; VEHICLE NOT MOVED IN 15-DAYS
Property Information That is Important for You ...

Pool Reopens This Summer!
- Date to be announced; look for notice coming soon
- New Key ($15) will be issued to you
- Legal Waiver will need your signature
- Severe fines if your agreement is broken

Avoid the Fine: Pet Poo
Here are our most popular rules to break ...but IF you get caught, the fines are HEFTY, and these fines are AUTOMATIC. You have been warned.
- PET POO ($250) City Ordinance, health hazard. Pick up after your pet; many have been caught & fined (Residents DO send pictures to Management)
- BARKING DOG ($50) City Ordinance; what provoked the dog does not matter
- OFF-LEASH DOG ($250) City Ordinance; no exceptions, can’t poo w/o you!
- NOISY NEIGHBOR/KIDS ($50) All residents entitled to 24/7 Peace and Quiet

Is Your Pet Allowed...? 23 Dogs Removed
- Dog Attack: Recently, an off-leash pit bull BIT a resident
- Pet was REMOVED from the property; 23 removed in 4-years
- The pet’s owners were also fined $550.00

HOA Rules about the kinds of dogs allowed onsite are clear:

» Pit Bull Rule ...and other dangerous breeds
The Association specifically prohibits the keeping of any canine commonly recognized by City or County Authorities as dangerous, including, but not limited to, Pit bulls, Rottweiler’s, Chow-Chows (or any mix of such breeds).
The Association has the right to demand that such an animal be removed from the Property. Please note:
  o NO DOGS (of any kind) over 25 lbs (as of 2011)
  o NO AGGRESSIVE/vicious DOGS (Subject to Removal)
  o NO BARKING/whining DOGS—EVER ($50 Automatic Fine)
  o NO OFF-LEASH DOGS—EVER ($50 Automatic Fine)
  o NO PET POO LEFT ANYWHERE ($250 Automatic Fine)
  o Keep Your Patio CLEAN and DISINFECTED (Fines Vary for Pet Poo on Patios; City sometimes contacted)

Animal Waste Rule
Should a pet dirty in the Common Area (lawns, sidewalks, etc.) and/or PRIVATE PATIO AREA, the Pet Owner is responsible to IMMEDIATELY clean up and properly dispose of wastes left by their animals. If cited for an animal waste violation, you must take action to permanently correct the problem. Never wash pet waste into the common or parking areas. SOURCE: CDP RULES & REGULATIONS, ARTICLE 2, SECTION F. PETS, ITEM 10

Residents Do Report Violations
Many residents LOVE pets. ❤❤ We don’t have Pet Police here. You get on the Violations Radar IF you are noticed not respecting the property or your neighbors

Will Your Car Be Towed?
VERY likely if tags are not current, not moved in 15-days, found in GUEST PARKING