



The Village at University Heights Condominiums

COMMUNITY NEWSLETTER

Association Violation Notices

Effective January 1, 2024, the cost of certified mail, return receipt requested, will be passing from the Association to the Unit Owners for Fine Notices. Fine Notices are required to be sent via certified mail if a Unit Owner does not respond to a Courtesy Notice for a rule violation. Per the current Enforcement Procedures, non-compliance notifications move directly from the Courtesy Notice to a Fine Notice. All the Association's governing documents can be viewed at the Association's website at: www.thevillageatuniversityheights.com.

Reminder of Snow Removal on Rear Patios and Balconies

Please remember that Owners and their Occupants are responsible for the snow removal on their rear patio or balcony. **Snow and Ice must be removed from the Unit's rear patio or balcony when more than 4 inches of snow accumulation is received.** Failure to remove the snow from the rear patios and balconies causes more damage to the property that each Unit Owner within the Association ultimately ends up paying for.

Refuse Dumpster Cost and Etiquette

The Association has spent over \$4k on bulk trash removal during 2023. It would benefit all Owners and Occupants if non-profit organizations were contacted and arrangements made for collection of Owner and Occupants usable, discarded items. Please be considerate of other residents and make an effort to keep the dumpster areas clean. Stacking and piling overflow trash bags and large items in front of and next to the dumpsters only creates a bigger problem for all users. Take the time to carry your refuse to another on-site dumpster that isn't as full. If you are unable to do this, at least stack the refuse off to the side so that the trash removal company can empty the dumpster and put it back in place.

Short Term Rentals Prohibited

Just a reminder that short term rentals of Units in the complex is prohibited. The governing documents stipulate that no Unit can be leased for a term of less than 30 (thirty) days. See CC&Rs Section 4.15.

Plumbing Notice from the Association

The Association has noticed that most water leaks occur at the flexible plastic water lines entering and exiting each Unit's individual water heater. **The Association recommends that all owners utilize a licensed plumber to periodically review all of the Unit's individual water lines - particularly the water lines entering and existing the Unit's water heater.** The Unit Owner that has a leaking water

line which specifically services that Owner's Unit is responsible for any damage that occurs to their own Unit, another Owner's Unit, or the Association's common elements as a result of the leaking water line.

Water Heater Closet Heat

The water heaters and the connecting water lines in each Unit's water heater closets are the Unit Owner's responsibility to maintain, including preventing freezing during the winter months. Please remember to keep the thermostat-controlled electric heater in the unit's water heater closet on to help prevent damage from freezing water pipes. If your unit doesn't have an electric heater in the water heater closet, please contact the unit's owner/property manager to discuss the issue.

Dogs, Dogs & Dogs

Please clean up after your pet and keep them on a leash! Residents continue to express concern with pet owners not cleaning up after their pets. "Dogipot" bag stations are available throughout the complex. Please be a considerate neighbor and clean up after your pet!

Rules & Community Inspections

Please take a moment to review the Association's CC&R's and Rules & Regulations and make sure that your Unit/living space is in compliance with the current documents. Owners, occupants, tenants and residents are expected to comply with the current governing documents which are available for download or viewing on the Association's website at: www.thevillageatuniversityheights.com. The Association performs routine inspections of the community. The most common infractions documented are:

- Improper item storage on rear balconies/patios. Items allowed are bicycles, potted plants, gas or electric BBQ grills, propane outdoor heaters, specific storage cabinets, holiday decorations, green lattice, and customary outdoor patio furniture.
- Nothing can be hung on the outside walls, ceiling, or railings of a unit.
- Charcoal BBQ grills are not allowed on the property. Community charcoal grills are located in the common areas.

Association-Provided Internet Connection

The Association continues to provide high-speed internet service to all Units through Optimum Business Communications. Optimum Business Communications provides the modem/routers in each Unit. **For any technical difficulties with the internet service, occupants must contact a specific representative with Optimum Business Communications.** Neither the Association nor the management company has any way with helping with technical difficulties with the supplied internet service. Misplaced or damaged modem/routers are the responsibility of the Unit owner and the occupants. Additional services from Optimum Business Communications (digital phone, cable tv) are available to Unit Owners and Occupants for additional fees. **Optimum Business Communications contact information is posted at the Association's bulletin board and on the Association's website.** Owners/Occupants can also contact the property management company for additional information.

Owner Contact Update

Owners, please take a moment to ensure your contact information (email address, mailing address, contact phone number) is current and updated with the Association.

Questions about the Owners Association?

For any community assistance needed, please contact:

Sterling Real Estate Management / Adam Whitman, Community Manager

Email: Adam@sterlingrem.com PH:(928) 773-0690 ext 7