



COMMUNITY NEWSLETTER

The Village at University Heights HOA

MARCH 2019

Inspections and Revised Rules & Regulations

The Association performs routine inspections of the community. The Association recently revised the current Rules & Regulations effective 1/23/2019. Please take a moment to review the 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 most common infractions documented are:

- Improper storage on rear balconies/patios. The only items allowed are potted plants, bicycles and customary outdoor patio furniture and gas/electric BBQ grills
- Charcoal BBQ grills are not allowed on the property. Community charcoal grills are located in the common areas.
- Nothing can be hung on the outside walls, ceiling, or railings of a unit.

Plumbing Notice from HOA

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 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.

Reminder of Snow Removal on Rear Patios and Balconies

Please remember that owners and occupants are responsible for the snow removal on their rear patio or balcony. **Please remove snow from your rear patio or balcony when we receive more than 4 inches of accumulation.** Failure to remove the snow from the rear patios and balconies causes more damage to the property that each owner within the Association ultimately ends up paying for. If you need help with hiring a company to perform the snow removal to your rear patio or balcony, please contact Sterling Real Estate Management for additional information.

Bdgs 14 – 25 Mailbox Replacement Notice

The new mailboxes for Buildings 14 - 25 located at the laundry room building have been slated for replacement and new mailboxes have been ordered. Once the Association receives the new mailboxes, new mailbox keys will need to be distributed to the unit owners and the new mailboxes installed as a coordinated event. The Association will notify owners and occupants when installation is scheduled.

Dogs, Dogs & Dogs

Please clean up after your pet! 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!

Refuse Dumpster Etiquette

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.

Satellite Dish Protocol

Multi-unit satellite dishes are available for connection to all Units in the Development. Service fees payable to the providers of services through such dishes are the responsibility of the user. **Single Unit satellite dishes are not allowed to be installed on the condominium buildings or anywhere else in the Development.** Any single Unit satellite dishes will be removed and the costs of removal and the costs of any Common Element repairs resulting from the installation or the removal of such dishes will be assessed to the Unit owner responsible for the installation thereof. Please contact the Association's satellite television authorized retailer: CM Wireless (866) 717-2355 for additional information regarding service.

Association-Provided Internet Connection

The Association currently provides high-speed internet service to all Units through Suddenlink Business Communications. Suddenlink Business Communications provides the modem/routers in each Unit. **For any technical difficulties with the internet service, occupants must contact Suddenlink Technical Support at (866) 229-8750.** Neither the Association or 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 Suddenlink communications (digital phone, cable tv) are available to unit owners and occupants for additional fees. Owners/occupants may contact Suddenlink Communications directly to obtain more information.

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.

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