

*Building Communities
One Association at a Time*



August Newsletter

Harbor Lights 1 HOA

Board of Directors
Curtis Gross President
Open, Vice-President
Darrell Hamilton, Director
Mohammad Osman, Treasurer
Dionne Myers, Secretary

New Management Compay

How are we doing? We are coming up on 90 days of service and we would love to hear your thoughts on how we are doing? Please give us a call at 833.233.5115 or email support@formyhoa.com with any questions or concerns you have with your HOA management team. We are working hard to ensure the best experience for all community members, owners and guest. Remember you can always reach out to your dedicated Community Engagement Specialist directly at 925.471.5115 or yc@formyhoa.com.

NO time to call? Starting September 10, 2019 a representative from your management team will “set up shop” in the Association Park, to address any issues or concerns you may have. Wednesday’s 10:00AM to 11:30PM and Thursdays from 5:00PM to 6:30PM. All meetings will be on a first come first serve basis. You will be able to purchase gate keys and clickers, set up your online account, discuss malignance or violations or offer suggestions to help create a Collaborative Community

CC&R Violations

We are still seeing an overwhelming number of violations throughout the community and want to remind folks that

as a member of
this
community
whether you
are an owner or
tenant, you are
obligated to
abide by
certain
predetermined



Rules and Regulations as found in the association's Governing Documents. We will continue with our campaign of strict enforcement of the following CC&R's. Please see your governing documents (can be found on Harborlights1.com), section VII Use Restrictions for more information. Your compliance to these would be appreciated by your association and your neighbors and will help maintain an aesthetically pleasing community, which in turn keeps real estate values high. All units with 2 violations will be required to attend a hearing where fines may be applied.

Article VII – Use Restrictions, 7.8 – Garbage & Refuse Disposal

All rubbish, trash and garbage shall be regularly removed from the Lots and shall not be allowed to accumulate thereon. Trash, garbage and other waste shall only be kept in sanitary containers. All equipment for the storage or disposal of such materials shall be kept in a clean and sanitary condition, and be screened from view of neighboring Lots, Common Areas and streets. No toxic or hazardous materials shall be disposed of within the project by dumping in the garbage containers or down the drains, or otherwise. Each owner shall be responsible for removal of trash or garbage from his/her Lot

Article VII – Use Restrictions, 7.7 - Animals

No animals of any kind shall be raised, bred, or kept on any Lot or in the Common Area, with the exception of trained dogs used for assistance by visually impaired, hearing impaired or physically handicapped persons, except no more than two (2) usual and ordinary household pets such as dogs or cats provided they are not kept, bred, or maintained for any commercial purposes, and are kept under reasonable control at all times. No pets shall be allowed in the Common Area except as may be permitted by Rules of the Board. After making a reasonable attempt

to notify the Owner, the Association or any Owner may cause any pet found within the Common Area in violation



of the Rules of the Board or this Declaration to be removed by the Association (or any Owner) to a pound or animal shelter under the jurisdiction of the City or the County of Contra Costa, by calling the appropriate authorities, whereupon the owner may, upon payment of

all expenses connected therewith, repossess the pet. Owners shall prevent their pets from soiling the Common Area and shall promptly clean up any waste left by their pets. Owners shall be fully responsible for any damage caused by their pets. **An owner shall prohibit any animal on his lot from making unreasonably disturbing noises heard from any structure on any other Lot between the hours of 10p to 7a.** An Owner/Resident in violation of this section may be deemed to be permitting or causing a serious annoyance or nuisance to any other owner.

Article VII – Use Restrictions, 7.3 - Vehicle Restrictions & Towing

No trailer, camper, mobile home, commercial vehicle, recreational vehicle, or truck having carrying capacity of greater than ½ ton, or van having seating capacity in excess of (8) persons or which is too large to fit within the Owner’s/Resident’s garage, boat, inoperable automobile, or similar equipment shall be permitted to be parked or remain upon any area within the Project. No unregistered or unlicensed motor vehicles shall be operated or parked upon the Project. *The occupants of any one lot shall not have or park more than (5) permitted vehicles within the Project at any one time, (2) in garage, (2) in driveway.

*1 on street with visible guest parking pass. Garages may not be converted to any uses other than the parking of motor vehicles, and for ancillary storage, home utility or shop uses that do not interfere with the parking of at least two automobiles within the garage. The HOA may regulate parking on private streets of the Project, including prohibiting on-street parking on one side of any such private street.

Article VII – Use Restrictions, 7.5 – Storage in Common Area

Nothing shall be stored in the Common Area without the prior consent of the Board

New Parking Tags

Is your parking hang tag faded; won’t stay on your mirror; just can’t find it. Well, do not dismay, during the month of October, we will be issuing new parking passes for the entire community. All current passes will be discontinued and any vehicle displaying one, once the transition is complete will be subject to towing! Each home will be issued one parking pass, which will need to be picked up by either the owner or renter with valid rental contract. Look for more information to be posted around the community and with Security in the coming weeks.

Barrier Arm – Service calls

We have seen an increased number of folks trying to rush the gate and having the barrier arms come down on their vehicles. Please note that each time those arms are hit or allowed to hit your vehicle or any guest of your home, you will be responsible for the \$250.00 service charge to check operation of the arms. In the past the Association has absorbed this cost however, going forward we will pass that charge on directly to the unit responsible for the damage. Please note that our security teams as well as the cameras in the front will help us track offenders.



Please forward all correspondence to:
Harbor Lights 1 HOA c/o CCMS
5424 Sunol Blvd. Ste. 10-409
Pleasanton CA 94566
Community Engagement Manager:
yc@formyoa.com
833.233.5115 ext. 801 or
925.417.5115 (cell)