

*Building Communities
One Association at a Time*



Harbor Lights 1 HOA

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

Harbor Lights HOA team,
Manager: Y. Louise Collier, yc@formyhoa.com
Phone: 925.471.5115 direct
Escrow Services: Tiffany@formyhoa.com
General: Support@formyhoa.com

December Newsletter

Happy New Year



As we welcome the new year, we wanted to take a quick moment to look retrospectively over last year and identify some common violations. There have been several complaints and

consequently violations for a number of items to include; garbage cans being in plain view from common areas, parking against association rules (on grass or without a parking pass), barking dogs and verbal abuse of staff. It is important for everyone to remember that as a member of this community you are obligated to abide by certain predetermined Rules and Regulations as found in the association's Governing Documents. You can obtain a copy of these documents on your association website www.harborlights1.com in the documents section. We encourage each one of you to educate yourselves on your obligations so that we all can be better neighbors and do our part to foster a spirit of community for all!

Pick-up After your DOG

We all love dogs; however, it is your responsibility to clean up after yours. Please pick up your dog's waste in all common areas. These areas include the park, all front yards and planter areas. Not only is this a courteous thing to do for your neighbors, but it is also a Contra Costa County Ordinance. Anyone caught in violation will be called to a hearing before the Board of Directors and a fine will be imposed to your account. There are doggie waste stations located in the park area, we thank you in advance for using them.

Parking, parking, parking

We hope that everyone was able to get their new parking pass, if not, please contact management to arrange pick up or delivery. Parking passes are required for any vehicle on the street (except those with First Responder status verified by management) between the hours of 12:00AM and 4:00AM. Your pass must be positioned with the number facing out so that security can easily identify assigned numbers. Any vehicle not displaying a parking pass or displaying a fraudulent pass, will be immediately towed at the owners' expense. Furthermore, Parking in a red zone is a huge no-no, in the community as well as the State of California. Any vehicle parked in red zones, will be towed in accordance with city and state laws. Additionally, any fines levied against the association (by the city or fire department) for red zone violations will be reallocated to the homeowner in question. Homeowners, please remember you are responsible for your tenants and their guest. Please advise the accordingly.

Barking Dogs

We get it, you love your dog and his cute bark does not bother you. Well, based on the number of calls the HOA has received, your neighbors do not feel the same way. Your CC&R's as well as Contra Costa County Noisy Animal Ordinance (Ordinance Code section 416-12.202) agree on this one.



"A noisy animal can be frustrating for neighbors. Under the Contra Costa County Noisy Animal Ordinance (Ordinance Code section 416-12.202), it is unlawful to have an animal that

makes noise for an extended period of time and the noise disturbs any person at any time of day or night". Below you will find a link to the Contra Costa County Animal Control Webpage on Noisy Animals. <https://www.contracosta.ca.gov/6839/Noisy-Animal-Ordinance> This website offers a wealth of information including instructions on filing a report. Lastly, for those of you that have reported the nuisance, thank you and should you continue to experience barking, please contact City of Pittsburg Animal Control directly. **Contra Costa County Animal Control** (925) 335-8300 to report the offending animal and owner.

Front gate Access

Another common issue this year has been front gate access. Each member of this community can have a gate clicker, key card or phone number added to the front gate Doorking system for access. For your visitors, you must give them your code for access, if you do not answer or do not allow entry, your guest will be turned away. Our security personnel are tasked with enforcement of this rule from 8:00 PM to 4:00 AM, seven (7) days a week. They do not have the ability to grant access to your home without your help. Please inform your guest of these arrangements so that they will be aware of their responsibility and the response from the guard should that responsibility not be met. Having said that, there have been, on a few occasions homeowner or tenants approaching our guards in a violent manner and that will not be accepted. Going forward, all reports of harassing security guards will result in immediate action by the board up to and including a police report being filed and restraining order sought. The board would like to ensure you all that these restrictions have been put in place for your safety and to ensure adherence to city codes.

Unauthorized use of the RV Lot for Parking

We have received numerous reports from security and community members regarding unauthorized parking in the RV lot. The Boats, and RV's that have assigned spots must be able to always move their vehicles or vessels without fear of damage. When you park without permission, you may hamper someone from moving their property or you may incur damage to your vehicle as a result. To obtain RV lot parking even for a single vehicle, you must contact the Management Company prior to parking. Please be advised that we have asked security to immediately tow any vehicle parked in the RV lot that has not contacted management for a waiver.

Are you Ready to Serve?

Are you a homeowner in good standing? Are you concerned about the future of your HOA? Do you have ideas and the excitement to pursue them? Do you have skills or experience that would be useful to the organization? If so, this is your chance to be part of the change. In May of 2020 there will be 2 board seats up for re-election. The new members will be elected in March for a two-year term. If you are interested in serving your community by volunteering your time, please contact the management office for requirements, guidelines and next steps. Not only is this a great way to learn all the ins and outs of the HOA and what it takes to run it, it is a GREAT way to be of service to your community and meet your neighbors.



2020 Meeting Dates

We have set each board meeting for next year in advance hoping to see more of you there. Mark your calendars and look for reminders in your monthly statements of from your online portal.

Harbor Lights HOA Quarterly Meeting Schedule 2020

Date:	Time:	Location
March 28	11:00 AM	Association Park
June 27	11:00 AM	Association Park
September 26	11:00 AM	Association Park
December 12	11:00 AM	Association Park (weather permitting)

Please forward all correspondence to:
 Harbor Lights 1 HOA c/o Collaborative Community
 Management Solutions
 5424 Sunol Blvd. Ste. 10-409
 Pleasanton CA 94566