



University Meadows Homeowners Association

Winter 2023/2024 Newsletter

Association Violation Notices

Effective January 1, 2024, the cost of certified mail, return receipt requested, will be passed on from the Association to the Unit Owners for Violation Fine Notices. Per the Association's current Enforcement Procedures, Fine Notices are required to be sent via certified mail if a Unit Owner does not cure a non-compliant issue within a specified period of time as documented in the Courtesy Notice. All the Association's governing documents can be viewed on the Association's website at:

www.universitymeadowshoa.com.

Rules & Community Inspections

Please take a moment to review the Association's CC&R's and Rules & Regulations and make sure that your Unit is in compliance with the Association's governing 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.universitymeadowshoa.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 customary patio furniture (which does not include camp chairs and tables), bicycles, plants and approved sunscreens.
- Nothing can be attached or hung on the outside walls, ceiling, or railings of a unit.
- NO Barbecue grills of any kind, charcoal, gas, or electric, or any fire pits of any kind, may be stored or used on the decks, patios, balconies or landings. There are community charcoal grills placed around the grounds for resident use.

Reminder of Community Drain Lines

Please remember that all drain lines from Units in a Building are connected to each other in one way or another. Please make residents aware that pouring grease, oil, etc, down the kitchen sink creates a blockage problem for everyone in their immediate Building, and sometimes the adjacent Building!

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

dumpsters only creates a bigger problem for all users. The trash removal company cannot empty the dumpster and put it back in place if trash is blocking the dumpster. Take the time to carry refuse to another on-site dumpster that isn't as full. **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.**

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 4.17.

Unit Insurance and Association Insurance

Owners are encouraged to have their insurance agent review the Association's governing documents and the Association's Certificate of Insurance to ensure the Owner's Unit is adequately covered by the Owner's insurance policy. Owners are also encouraged to require their renters to have reasonable renter's insurance in place as well.

The Association's website: www.universitymeadowshoa.com

All the Association's current governing documents as well as other Association information is available for download and/or viewing on the Association's website.

Owner Online Portal Available

The Association's software has an Owner Online Portal available for all owners. Owners can view their account balance, make payments and modify their contact information. Please contact the community manager 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
Phone: (928) 773-0690 ext 7