

NEWS

# The Redwoods HOA

AUGUST 2022 \*\*\* NEWS



## KEEP STREET VENDORS OUT OF THE REDWOODS

Recently we are seeing an increase in street vendors trespassing into our community. The most obvious reason is that some of our residents continue to buy food products from them, encouraging them to return!

**HELP US TO KEEP OUR COMMUNITY SAFE.....PLEASE DO NOT BUY FROM THE STREET VENDORS INSIDE OUR PROPERTY.**

We have no idea who these vendors are, where they come from or if they have a hidden agenda for being in our neighborhood. They could be felons, pedophiles, sex offenders, have active criminal records, etc.

They are free to sell their products on Cabrillo, the public street, just not inside the Redwoods, our private property!

## WINDOW SCREENS ARE A MUST!

All windows and sliding doors must have a window screen that fits properly and is in good condition with no holes or rips.

If you have a missing or damaged screen, please replace it promptly to avoid a fine and to help us to keep the Redwoods looking its best!

## BE PRO ACTIVE AND PREVENT COSTLY LEAKS



- Often times we receive calls that water is leaking to a bathroom below, yet there is nothing



obvious we can see that is causing the leaking and damage to the ceiling below. After opening ceilings, etc., the cause of the leak turns out to be a bathtub that is not properly caulked allowing water to seep below. Caulking turns brittle and cracks and no longer serves as a seal, opening the way for mildew to take hold or for water to seep through and turn wallboard and framing mushy.

**Check caulking around your tub/shower today!** If the caulking around your tub/shower is cracked or missing in places, remove the old caulking and replace it before it leaks and causes costly damage to a neighbors unit.

**Check Ice makers today!** Another type of leak that often goes undetected until damage shows, is from an icemaker. If you have an icemaker, periodically check the connection to make sure it is secure and shows no sign of leaking.

## Laundry Rooms

Please be courteous and remove your clothing promptly when the wash or dryer cycle has completed. Don't make a neighbor wait to do their laundry because someone's clothes are sitting in the machine!

## Master Insurance

The Association's master insurance policy covers the building, but does not cover any personal contents or upgrades and has a \$25,000.00 deductible for water claims. If a homeowner has a water claim that qualifies to use the Master Policy, the homeowner is responsible to pay the \$25,000.00 deductible.

The CC&R's that governs the Redwoods HOA, requires that homeowners carry insurance on your unit (HO6 policy). If an association leak occurs, the association will repair the leak, but you must either absorb the cost of the cosmetic repairs, or turn it in to your insurance company. The Association is not responsible for cosmetic damages. Check with your insurance agent to make sure the deductible is covered on your policy and that cosmetic damages are covered.

We strongly urge all homeowners to obtain a personal condominium policy (HO6 Policy) that will cover items the master policy won't. Most of these policies will cover the \$25,000.00 deductible in the event of a loss. These policies are inexpensive and money well spent!

**CONTACT YOUR INSURANCE AGENT TO MAKE CERTAIN THAT YOU ARE ADEQUATELY COVERED IN THE EVENT OF A LOSS.**



**BOARD MEETING is scheduled for:**

**Thursday, August 18th  
6:30 p.m.  
Redwoods Clubhouse**



## **JOIN US FOR MOVIE NIGHT AND PIZZA**

Date: Saturday, August 27th  
Time: Pizza at: 7:15 p.m.  
Movie starts at: 7:45 p.m.

Colonial Group is providing the Pizza! Bring your own chairs, blankets, etc.

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**For all your Association needs call:**

**Team Property Management  
(714) 639-8484  
Kathy@thehoateam.com**

**Redwood's On-Site office hours:  
Monday, Wednesday and Friday  
2:00 p.m. to 7:00 p.m.  
(714) 541-8636 on site office**

*Be Safe and Have a great Month!*