

The Redwoods HOA

NOVEMBER 2020 *** NEWS

Association Owned Carports #175, #305, #307 AUCTION

The Association owns three (3) carports which are made available for residents to rent for a term of one year.

So that everyone who is interested in renting a carport has equal opportunity, we will conduct an auction and the carport will be rented to the highest bidders who will take possession on January 1, 2021 thru December 31, 2021.

The Auction will take place on:

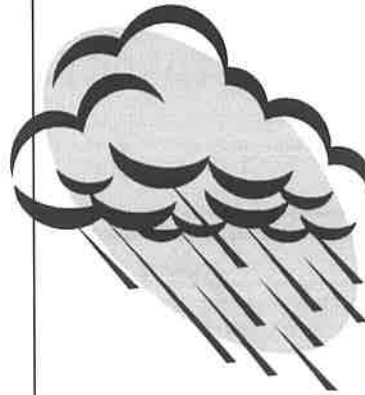
Date: Thursday, November 19, 2020

Time: 6:30 p.m.

Place: Clubhouse

Qualifications:

- Bidding will start at \$240.00
- Unit owner must be current on monthly dues.
- Winners must forfeit common area parking space and will only be allowed to park in your 2 carports.
- Winner must pay by check made payable to "The Redwoods HOA". An NSF check will disqualify that winner and the carport will go to the second highest bidder.
- Tenants must have written authorization from the unit owner to be eligible to bid.



Preparing For The Winter Months

As we do each year in November, all rain gutters will be cleaned and preventative maintenance will be done on our roofs to prevent roof leaks.

Windows are a homeowner responsibility. We recommend that homeowners caulk around your windows, to prevent water intrusion into your home. Caution: make sure the weep holes at the bottom of the window are free of dirt to allow water to drain properly and prevent water from leaking into your home!

EARTHQUAKE INSURANCE SPECIAL ASSESSMENT

The special assessment of \$144.00 for earthquake insurance begins on November 1st. Homeowners have the option to pay the amount in full or make payments over 6 months (November 1 - April 1).

This policy is for the structure of the building only and cannot be purchased individually. Please check with your insurance agent for coverage on your personal items, upgrades inside your unit, housing, etc.

**Daylight Savings ends
Sunday, November 1st**



Turn your clocks back one hour!

GARBAGE DISPOSALS

We have experienced several kitchen sink back-ups recently. Many people don't realize that there is a right way and a wrong way to use a garbage disposal. Improper use can lead to plumbing back-ups.

Cold water is preferred when using a garbage disposal.

Things you should Never put down the Garage Disposal:

- coffee grounds
- eggshells and shell fish
- cooked noodles, quinoa and rice
- corn husks
- banana peels
- shredded lettuce
- oatmeal
- nuts and pits
- onion skins
- celery
- potato peels
- bones
- all fibrous vegetables and peels
- fats, cooking oils, and grease
- large food debris
- paper products or any non-food items

Every so often, run cool water and ice cubes down the drain, along with chopped citrus peels (like from a lemon, orange or lime) for about 60 seconds. This will help push any disposed of items further down the drain and remove any particles left over near the blade that have built up over time, as well as make the disposal smell better.

**Note: New Redwoods email to contact Nancy:
redwoodshoa01@gmail.com**

Do You Have the Required Insurance?

The Association's master insurance policy covers the building structure but does not cover any personal contents, will not cover any upgrades or improvements you have made to your unit, and does not cover housing should your unit become uninhabitable. Additionally, there is a deductible of \$10,000.00 which the person filing a claim is responsible for.

The Redwood's CC&R's **REQUIRE** that all homeowners carry a personal condominium policy also known as an HO6 policy. Many of these policies will cover the master insurance deductibles, upgrades that have been done to your unit, housing in the event of a loss and special assessments. These policies are inexpensive and money well spent should a loss occur.

DON'T WAIT UNTIL A LOSS OCCURES TO FIND OUT YOU DO NOT HAVE COVERAGE! CONTACT YOUR INSURANCE AGENT TO MAKE SURE THAT YOU ARE ADEQUATELY COVERED IN THE EVENT OF A LOSS.

BETTER TO BE SAFE THAN SORRY!

**For all your Association needs call:
Team Property Management
(714) 639-8484
(714 639-8585 (fax)
Kathy@thehoateam.com**

**Redwood's On-Site office hours:
Monday, Wednesday and Friday
2:00 p.m. to 7:00 p.m.**

Be Safe and Have a Great Month!