

### SUMMER NEWSLETTER

#### Pool Update:



Late last week, the controlling state and county agencies finally granted permission to open HOA pools, provided the Association is willing and able to follow the Health Departments' COVID-19 guidelines. The Board is now reviewing its options and developing a set of temporary Pool Rules – including a Waiver of Liability – to be executed by Cedar Glen residents wishing to utilize the pool area. It is important for all residents to recognize that the Boards' ultimate responsibility while contemplating opening the pool is to protect the financial investment of the Associations' 20 separate ownership interests. Of foremost importance to each of the Directors is minimizing potential harm to our residents, as well as mitigating potential exposure to legal action and the crippling liability that commonly follows. Comparatively, the value of opening a recreational resource to the small number of residents who actually use the pool is a distant and secondary consideration.

The Board will be discussing this matter and looking to adopt a set of temporary pool rules at an upcoming Meeting. Between now and then, we are having the plaster cleaned in both the pool and spa, and will also have the many surfaces within the pool area thoroughly cleaned and sanitized. Whenever the pool gates might be reopened, residents entering the pool area will do so **AT YOUR OWN RISK.**

Over the last few months, the Board has received numerous complaints of rules violations around the community. This newsletter serves to remind all residents of the [Cedar Glen Rules and Regulations](#) which are [linked here](#) for your reference. These Rules and Regulations help to assure the enjoyment and tranquility of all persons living within the community, and to preserve and protect the mutual rights of all residents. A few of the common issues are highlighted below.

#### Abuse of Guest Parking:

While the Association relaxed its enforcement of Cedar Glen's Rules and Regulations in conjunction with COVID-19 stay-at-home orders dating back to mid-March, the loosening of those conditions means a return of enforcement. A handful of residents are blatantly disregarding the community restrictions on use of Guest Parking. In particular, residents shall occupy both their assigned parking spaces (Garage and Carport) before ever occupying a "Guest Only" stall. Loosely translated, households with only two vehicles have no reason whatsoever to be in Guest Parking. Likewise, households who choose to use their garage for purposes other than parking a daily-operated motor vehicle forego their right to occupy a Guest Only stall at any time, for any reason. Further, "Guest Parking Only" during the hours designated in the HOA rules, means exactly that... No Resident Parking regardless of the circumstances or number of vehicles associated with each household. Lastly, persistent repetitive visitors are considered residents for purposes of parking enforcement, and therefore must abide by the rules as if they are full-time residents. In summary, only residents with three or more daily-operated motor vehicles may use Guest Parking... provided they have first parked vehicles in both their garage and carport, and never during designated Guest Only hours. **This newsletter constitutes the required warning.** All violations from this notice forward are subject to ticketing, receiving a Notice to Appear, and a potential monetary fine. If you recognize one of the cars pictured on the last page of this newsletter, you are violating the rules. Questions may be directed to [BoardofDirectors@CedarGlen-HOA.com](mailto:BoardofDirectors@CedarGlen-HOA.com).



#### Responsible Pet Owners:

All pets, regardless of size or perceived demeanor are at all times when in the Common Area Courtyard that not everyone is fond of or comfortable around to roam the courtyard without being on a leash may



required to be on a controlled and manageable leash. There are no exceptions! Pet owners should be aware animals, especially young children. Pets that are allowed to be removed from the premises by animal control.

# C E D A R G L E N

## COMMUNITY ASSOCIATION

### Overfilled Trash Bins:



A recurring issue in recent years is our resident's use of the community trash bins. The disposal service charges a hefty penalty every time they pick up a bin that is overfilled to a point the lids don't fully close. These surcharges can amount to hundreds of dollars each month.

To help the Association reduce its expenses and keep monthly dues in check, **PLEASE DO NOT OVERFILL THE BINS.** A little common sense goes a long way. Break down empty cardboard boxes. If your bag, box or whatever prevents the lid from closing, kindly remove and stow the item in your garage for a day or two until the next trash collection day.

Likewise, do not place excess or oversized debris next to or around the bins! The disposal service will not pick up anything other than the bin itself, and neither will anyone else for that matter... leaving your rubbish to sit for days on end, presenting an eyesore to everyone else, and often times presenting unsafe and unsanitary conditions. The plastic trash can that has been sitting next to the rear dumpster for the last week is a glaring present day example of what not to do. Kindly help to keep our community a neat and presentable living space for everyone. Clean it up! Literally.

Furthermore, our disposal service fees are based on the pick-up of residential trash generated by the residents at 2554 Elden Ave. The bins are NOT intended for construction debris, and they are NOT intended for rubbish generated somewhere off the premises. To ensure that trash bin space is available for resident's daily waste while minimizing the frequency of overfilled bins, residents conducting home improvement projects should insist that your work crews haul away their own construction debris on a daily basis. Likewise, people that generate waste at places outside of our community shall not use Cedar Glen's bins to dispose of that waste.

### Defacing the Common Areas:

The Board has received several complaints about the creative markings being applied to the Common Area property. Specifically, the use of chalk and/or other marking implements upon common property shared by other owners is a violation of the CC&R's. What may seem cute to some represents undesirable graffiti to others.

Such activities shall be limited to inside your unit or inside the enclosed garage, and shall not encroach upon or be visible from any vantage point elsewhere within the community.

Additionally, the Board has been informed that a certain resident – you know who you are – applied White Spray Paint to an object just outside their garage door, on the courtyard paving stones, leaving noticeable overspray markings on our new driveway. The blatant disrespect for the Common Area property is disturbing.

Please clean up your mess immediately. If the Board must endeavor to clean up behind you, we will hire an expensive cleaning crew and assess the homeowner account for reimbursement, including the maximum allowable administrative fee.



### Personal Possessions:



With everyone staying closer to home, curious residents have had more time on their hands to wander about and survey the far corners of the community. The presence of personal effects being stored in the Common Area is inexcusable. With one step outside your front door (or gate), you have stepped into a Common Area breezeway, Common Area driveway, or Common Area courtyard. Personal items such as beach chairs, ice chests, pool toys, bicycles, scooters, children's toys, strollers, trash bags, toolboxes, auto parts, car charging cables, construction materials, etc., shall be stowed inside the home, inside the covered garage, or in the rear yard. Similar to the above – unless in active use – personal items shall not be left unattended in the Common Area, or

otherwise be visible from any vantage point elsewhere within the community.

Kindly help to keep our community a neat and presentable living space for everyone.

We appreciate everyone contributing to a cleaner, safer and more enjoyable community.

**Board of Directors**

**CEDAR GLEN COMMUNITY ASSOCIATION**



## VIOLATIONS OF GUEST PARKING RULES:





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