

Martinique

October 2018 Newsletter

Next Meeting is November 7th

The board of directors would like to take this opportunity to update you on some exciting things that we have going on in our community. We encourage each homeowner to come to the HOA meetings to stay updated on current events and help your directors make the important decisions governing your community, but just in case you have missed the last few, we have put together this newsletter to let you know what we have been up to. We look forward to working with each of you to make our community a great place to live!

--Your Board of Directors

Stair-Stringer Repairs

The Board has created a sub-committee to assist a general contractor in identifying the stairs/stringers/landings that need to be repaired. The list should be completed shortly and will go out to bid. In the meantime, if you have any issues with your stairs/stringers/landings that you have not already reported to the property management company, please do so. ■

November Meeting

Please note the November meeting has been moved to November 7th. ■

Delinquencies

We have seen an increase in delinquencies recently. Please note that the community relies on the prompt payment of assessments. The Board is actively pursuing collections efforts for delinquent assessments including the filing of liens when necessary. Please take necessary steps to make sure your account is current. ■

Tree Trimming

Tree trimming throughout the community is scheduled for the last week of October. This will also include the removal of three dead trees. This is a new tree trimming company for the community so feedback from the membership is appreciated. ■

Potted Plants

We are continuing to work on the landscaping throughout the community. **Please note that potted plants are not permitted in the common area and must be removed immediately.** Failure to comply with this rule may result in fines/suspension of common area privileges. We appreciate your anticipated cooperation.. ■

Unit Remodels

If you are remodeling your unit, please note that construction waste **cannot** be placed in the dumpster enclosure areas. You will need to arrange to have any construction waste removed at your own expense. Recently we had an issue with a contractor leaving plaster in the parking lot. Please note that you are responsible for any damage or mess left in the common area by your contractor. ■

Important Information

The Clubhouse remodel is set to begin shortly. All bikes that are being stored in the Clubhouse must be removed no later than October 31st. Bikes can be temporarily placed on your balcony/patio until the Clubhouse remodel is completed.

ACH Debit

What's the easiest way to pay your monthly HOA dues? Sign up for ACH! The form is attached. Accounts are debited on the 6th of the month. The service is free. ■

Guest Parking

Each unit has an assigned numbered spot that should always be used first. Unmarked spots are for guests and unloading vehicles. Please note that long-term parking in the unmarked spots may result in your vehicle being towed. **Anyone with two vehicles is encouraged to park the second vehicle along the back-wall area.** Commercial vehicles are not permitted on the premises. ■

Smoking

Smoking of any kind that creates a nuisance for the adjoining units or those using the common areas is not permitted. Please take necessary steps to comply with this rule. (CC&Rs Article V, Section 7) ■

Pets

Animals are not allowed anywhere on the landscaped areas. Pets may not urinate or defecate anywhere on the property. Pet droppings/poop may not be stored anywhere on the property and must be disposed of immediately! Pets are not permitted in the pool area, Clubhouse, workout or laundry room areas. **If you are taking your pet for a walk outside of the community, please bring a pet waste bag and properly dispose of the waste.** ■



Noise

Please make sure that you are complying with the Association's quiet hours. Residents should seek to reduce noise after 10:00 pm. ■

Rules Reminder

Please make sure your balconies and patio areas are clean and free of trash and pet waste. Laundry, rugs, towels, etc. may not be hung over the balcony/patio railings or on freestanding stands that are visible from the common area. We have noticed a lot of units improperly storing items in the balcony and patio areas. Please note that these items must be removed immediately. Additionally, nothing is allowed on the balcony railings (i.e. plants, statues, etc.).

Please review all the Rules & Regulations which can be found on the Martinique website www.martiniquehoa.com to make sure your home is in compliance. ■

Short Term Rentals

In accordance with the Association's governing documents, the minimum rental period is 30 days. Airbnb or other short-term rentals for periods less than 30 days are not permitted. ■

Water Shut Off

Need to make a repair in your unit? Please note that you must give 24-hour notice to every unit in your building prior to shutting of the water. The notice must state the date and time for the anticipated shut off. Please also contact the property management company to inform them of the shut off as well. We will need a contact name, unit number, phone number and the date/time for the shut off. ■



Got questions? Contact us!

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HOA Website

Check out our association website at www.martiniquehoa.com



Answers to many of your questions and a copy of documents you might need should be found at our website. ■