



# NORTHWOOD II

## Community Association

May 7, 2009

Dear Members of Northwood II Community Association:

Please find enclosed a copy of the proposed changes to the Association Rules & Regulations which include the elimination of the limitation on the number of guests per residence allowed in the pool area and the elimination of the Safety and Parking Improvement Program. Pursuant to *Civil Code Section 1357.110*, the Board of Directors is providing this written notice to the Membership of the proposed rule changes. The proposed changes will be considered at a meeting of the Board of Directors, only after the Board has considered comments, which may be made by the Members. Thus if you have any comments regarding the proposed changes, you are encouraged to put those comments in writing and forward your comments to Deborah Serrano (Community Manager at PCM) as soon as possible. Thereafter, the Board will review your comments. The Board intends to consider the adoption of the proposed changes at the Board Meeting to be held on June 17, 2009. At that same meeting, the Board can adopt the rules changes, as stated, or enact revisions thereto. No later than fifteen (15) days following the adoption of the rule change, the Board will deliver notice of the change(s) to every Member.

As a result of homeowner feedback earlier in the year, the Board suspended the parking permit program beginning in February 2009. As some of you may know, as a result of the parking surveys reviewed in April, the Board resolved to rescind the SPIP while at the April 27, 2009 meeting. However, because it is an operating rule change, a 30-day review and comment period must take place prior to officially eliminating the rule. In the meantime, the parking program remains suspended. Patrol Masters has already mailed checks back to homeowners who had completed their application and submitted their fees prior to the suspension of the program. Additionally, the Association is currently processing reimbursement checks for those homeowners who completed garage inspections with Patrol Masters in order to obtain their permit.

The Board sincerely hopes for many comments from the Membership before finalizing the Rules & Regulations. Please send any comments to Deborah Serrano at PCM at the address below or via email at [dserrano@pcminternet.com](mailto:dserrano@pcminternet.com).

Sincerely,

Board of Directors  
Northwood II Community Association

11. Northwood II parking rules will be enforced by the community's Violation Procedures, and failure to comply could result in fines, and, in some cases, the towing of the violating vehicle at the owners expense. Vehicles parked in fire lanes are subject to immediate towing and/or ticketing by the Irvine Police Department.

**Pet Guidelines:**

The following rules are intended to supplement the restrictions set forth in Section 7.9 of the CC&Rs:

1. Pets must be on a leash or within an enclosed pet carrier at all times when in the common areas. All animals must be under control at all times.
2. Residents are responsible for any damage to the common areas caused by their pets. They may be assessed and/or penalized by the Board of Directors.
3. Pet owners must pick up after their pets on all community property including, but not limited to, all common areas, any adjacent streets and landscape and at all parks. Waste droppings must be deposited in an appropriate waste container. Any resident not complying with this provision may be subject to fines.
4. No person may allow an animal to bite, attack, endanger, or inflict injury on another person or animal, or chase or approach an individual in a menacing fashion.
5. An owner is subject to fines or penalties if any pet becomes a nuisance to other residents through barking, howling or other noise.

**Pool Rules:**

1. Pool Hours:  
Sunday – Thursday: 7am – 10pm  
Friday & Saturday: 7am – 10pm
2. A resident and/or homeowner shall be responsible to the Association for any damage caused by his or her guests. All guests must be accompanied by a resident at all times.
3. ~~Residents are limited to six (6) guests per household while using the pool area and must accompany guests at all times.~~
4. Pets are not permitted in the pool areas.

## **NORTHWOOD II**

### **Safety and Parking Improvement Program (SPIP)**

- ~~1. Enforcement of the two vehicles in the garage rule per CC&Rs (7.4.3 and 7.4.4).~~
- ~~2. All overnight street parking will require a permit (small generic window decal).~~
- ~~3. Overnight street parking enforcement to be conducted in the early morning hours. Daytime street parking is not affected by this program.~~
- ~~4. Enforcement of parking rules conducted by our security company through the use of citations and towing.~~
- ~~5. New residents granted 30 day safe listing to register & receive decals.~~
- ~~6. Program funded entirely through annual fees charged to permit holders. There is no cost to residents not requiring a permit. Fee schedule:~~

| Permit | Annual Fee | Cost per month* |
|--------|------------|-----------------|
| 1st    | \$100      | \$8             |
| 2nd    | \$150      | \$13            |
| 3rd    | \$300      | \$25            |
| 4th    | \$500      | \$42            |

\* cost per month provided for information purpose only

each additional permit increases by \$250 per permit

- ~~7. Registration information required for all vehicles when requesting new or renewal permits. Company vehicles registered to an off property address will require verification on company letterhead.~~
- ~~8. Vehicles without permits may be "safe listed" for up to 10 days per moving 90 day window. Safe listing is for guest or homeowner vehicles needing temporary overnight street parking and may be done via internet or telephone.~~
- ~~9. Vehicles without permits or safe listing are subject to citation and tow. Warning citation issued on 1<sup>st</sup> and 2<sup>nd</sup> violations and vehicle towed on 3<sup>rd</sup> violation during a moving 90 day window.~~
- ~~10. Garage inspections may be required. Inspection fee charged to homeowner at \$25 per inspection.
 
  - ~~a. Variances for permits including but not limited to oversized vehicles & handicap parking will require a garage inspection at issuance and subsequent renewals.~~~~
- ~~11. All other existing parking and Community vehicle safety rules such as wrong way parking, blocking sidewalks, blocking fire hydrants, parking in fire lanes, blocking sidewalk access ramps and storing vehicles on the street (72 hour rule), are still in effect and will be enforced through warning citations, fines & towing.~~
- ~~12. Up to two motorcycles (displacement of 1000 cc or greater) are considered one vehicle for permit purposes.~~