



THE VILLAGE VOICE

A PUBLICATION FOR THE EMERY BAY VILLAGE HOMEOWNERS' ASSOCIATION

September 2018

General Updates

The Board has been working closely with our landscapers to address the irrigation issues throughout the community. The repairs that were completed should allow us to restore the areas that became very dry during the summer months. In addition, we've been reviewing the costs for the repairs to the concrete areas and asphalt. This work is a large scale project and is being heavily vetted by the Board. When the concrete and asphalt are addressed, trees affecting the damaged areas will also be taken care of. In some cases this will mean removal, in others a root barrier may be used so that we allow the tree to remain.

The Board approved the power washing of the streets, sidewalks and open parking areas. Flyers will be circulating with exact dates so that residents can move their cars. This work is to help clean up the bird droppings that have become problematic. We are still looking at options for addressing the crows that would be effective for the community. Emery Bay Village is not alone in this problem and with the number of trees within the community, we also must remember that we share a home with birds and other wildlife.

Attention Dog Owners:

We've had an increase of reports from owners voicing concerns about the number of dogs seen off leash while being walked within the community. All dogs are required to be on a leash and under the control of a capable person at all times. Pet waste also must be cleaned up and disposed of immediately. We urge residents to report incidents if they witness them occurring.

The trash bin size for each condo is 32-gallons. We understand that from time to time you may have additional trash. *Did you know that Waste Management has a program available to each resident to handle this extra trash?*

You can buy TAGS for extra trash - the tags are \$5.31 each and may be purchased at the local Waste Management office in Oakland at 172 98th Ave., or you may purchase them over the phone at 510-613-8710 and they will be mailed to you at no extra cost for shipping.

The tags are then put on your extra bag then the bag goes on top or near your trash can with the tag showing.

You **MUST** have our account address which is "**1 Emery Bay Drive**" and mention it is for **Emery Bay Village** - then give your address for delivery.



Attention Members:

It is important that owners provide current contact information including both email and phone numbers. The Association keeps this information confidential and only utilizes it for Association business. Updates to your contact information must be made in writing, you may email any address, phone or email changes to office@walshpm.com.

Please be sure to include your property address and community name in the message.

Last call for comments on two proposed community policies! General questions can be sent to management for clarifications but objections must be submitted in writing. Edits may occur if adoption on September 26th is approved. Related to the rental policy, management will be reaching out to the offsite owners so that we can be certain to have the updated records. If you are entering into a new lease before the end of 2018 you'll want to be sure your new lease complies with the policy below.

UNIT RENTAL POLICY:

Unit Rental Requirements:

Upon signing of any lease, the owner must supply to the Association within two weeks:

- a copy of the lease agreement, including the Addendum described below;
- Property Management vehicle registration form including make, model, year, color of vehicle;
- contact information for all parties.

If not provided, a request to attend the next Board meeting will be issued, and the Board may assess a fine of \$250. If the above items are provided after the hearing notice, but prior to the hearing date, the Association will cancel the hearing and no fee will be charged.

Should the owner not provide the documents and a hearing is held where a fine is assessed, the owner has 15 days to supply the information or a second hearing will be held where the Board can assess a \$500 fine. This fine schedule will increase in increments of \$250, until the owner has complied with the requirements.

An Addendum to the owner's lease agreement must be completed by the unit owner, and signed by both lessor and lessee, that clearly states that the tenants have been provided a copy of the CC&Rs and Homeowner Handbook. It must also include a clause that the lease is subject to termination if the occupants violate the CC&Rs, rules, regulations, and/or policies of the HOA. This Addendum forms a part of the lease agreement.

Please note: Owners are required by the City of Emeryville to obtain a business license to lease their units. Each unit must meet the required fire code regulations, which include smoke detectors, carbon monoxide detectors, and a fire extinguisher.

BIKE RACK USE POLICY:

The bike racks placed throughout the common area are to be used for **guests visiting residents only**. These bike racks serve as a method to store guest's bikes in an appropriate manner and avoid damage to the common area. Attaching a bike to carports, structures, trees, railings, and other fixtures throughout the community is not allowed.

Bikes must not be left for more than 72-hours. If a bike exceeds this time period, the HOA Board will have the bike removed and will store the bike for a period not to exceed thirty days. It is the bike owner's responsibility to contact management to claim any bikes. A bike will be disposed of after 30 days if it is not claimed. Charges for removal of the bike will be made to the owner of the unit the bike user was visiting.

All guests using the bike racks must secure their bikes to the rack with an appropriate locking mechanism. By using these racks, you are fully responsible for any property that is lost, damaged, or stolen. The HOA is not responsible and will be held harmless for any bikes or other property that may be lost, damaged, or stolen.

The bike racks are not playground equipment. Guests should only use these bike racks for their intended purpose, and residents must not allow any occupant of their unit or guests to play on or around the bike racks. The HOA is not responsible for any injury or accident that occurs while appropriately using, or misusing, the bike racks.

Community Corner

Michelle New,
Community Manager
Walsh Property
Management, Inc.
PO Box 2657
Castro Valley, CA 94546

Phone & Text:
510-888-8983
Fax 510-538-7202
mnew@walshpm.com
www.walshpm.com
www.emerybayvillage.com

If you have an accounting question please contact 510-888-8965 to talk the accounting department.

All escrow related request need to be done through www.homewisedocs.com

**Next Board Meetings:
September 26th
Meetings are held in the
community center at 7pm**