

THE VILLAGE VOICE

DECEMBER 2018

A PUBLICATION FOR EMERY BAY VILLAGE HOMEOWNERS' ASSOCIATION

2019 Budget Approved!

The Board of Directors have approved the 2019 budget! As required by law, enclosed you will find a copy of the budget, reserve summary and disclosures. We recommend you retain this packet for your records and read through it thoroughly. As much as we had hoped to keep the assessments the same for the new year, we were not able to do so.

Your specific assessment rate is noted within the budget packet. If you are signed up for ACH through the Association you will not need to make any adjustments to the amount being debited, for those who use their own banks bill pay service, please remember to update the amount for the new year.

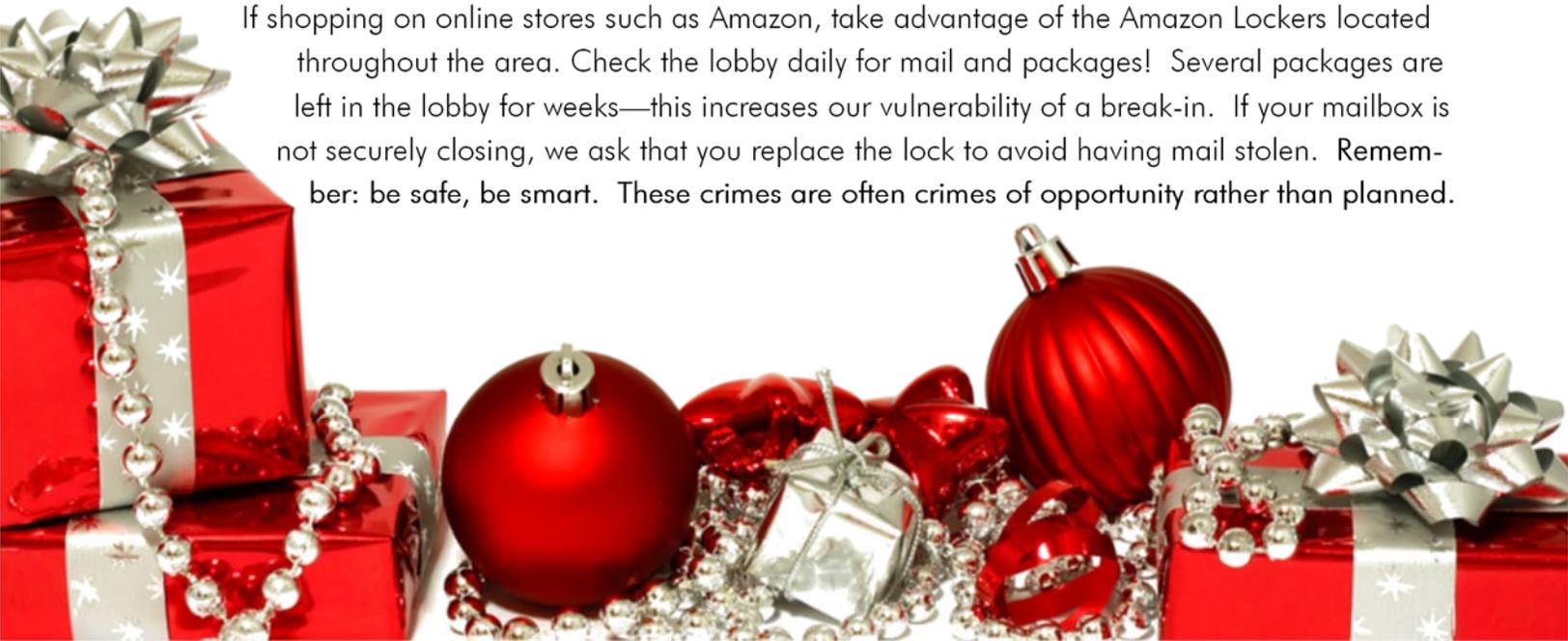
Next Board Meeting: January 30, 2019

7 PM at the clubhouse (160 Emery Bay Drive)

HOLIDAY REMINDERS

During the holiday season mail theft and car break-ins often increase. Be sure to take some simple precautions to avoid being the victim. Be sure to lock and set the alarm on your vehicle. Do not leave any items in your vehicle, even if the item has little to no value. If you won't be home to sign for a package, please consider having it delivered to your place of work or arrange for a neighbor to sign for it.

If shopping on online stores such as Amazon, take advantage of the Amazon Lockers located throughout the area. Check the lobby daily for mail and packages! Several packages are left in the lobby for weeks—this increases our vulnerability of a break-in. If your mailbox is not securely closing, we ask that you replace the lock to avoid having mail stolen. Remember: be safe, be smart. These crimes are often crimes of opportunity rather than planned.



NOMINATIONS

OPENING SOON

The Nominations for the March Elections will open on December 10th and will close on January 7th. The only qualification to sit on the Board is that you are a member who is good standing. You are not required to hold a degree or any experience. As a member of an HOA Board you will be acting

on behalf of the members—for the members. You will rely on recommendations and guidance of the professionals you hire. Many feel that it is a position that provides for “on the job training”.

If you have some past experience it is welcomed—but if you have the desire to volunteer your time to help your community we encourage you to get involved. You maybe surprised at what you can bring to the table through your own life experience. If you have questions about serving please don't hesitate to contact management by phone or email. Please note that the nomination period can not be extended. The candidates are finalized at the close of the day on the 11th; any interested parties will need to undertake a write in campaign.

A BRIEF REVIEW OF HOW PLUMBING MATTERS ARE HANDLED:

For owners in the townhouse style units, typically all plumbing related expenses will be the owners responsibility. The few exceptions to this are when the issue is caused by the common area (tree roots as an example) or when a blockage is found after the junction where the two lines from the side by side units merge. Unless the articles found can be associated directly to one of the two residents, the cost normally will fall to the HOA.

It becomes more complex for residents in the four plex units. For issues located within the pipes, the location of the clog or break will make the determination. The pipes are both common area and exclusive use common area.—exclusive use means that no one else shares that portion but that specific unit . Appliance leaks, toilet, sink, tub/shower type leaks are the responsibility of the unit owner. In the upstairs units , you'll often not know a leak is occurring until the downstairs unit owner notices it. In situations where the leak is the responsibility of an owner, all related damages fall to the responsible unit owner. This includes the repair of the leak and al related damages.

Washer hoses and water heaters are all the sole responsibility of the unit owners.

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WALSH PROPERTY MANAGEMENT WILL BE CLOSED
ON 12/24—12/25 AND PM 12/13-1/1 FOR THE
HOLIDAYS. 24 HOUR EMERGENCY SERVICES ARE
AVAILABLE BY CALLING 510-888-8965.

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

