

# The Village Voice

A publication for The Emery Bay Village Homeowners' Association

## Meeting Review

A few owners have voiced concerns over the uneven pavers at the West entrance of the community. Please note that a proposal for this area has been approved and is pending completion. If you notice any other areas that are potential trip hazards, please submit them to management in writing. Be sure to include the location, a short description and if able, a photo.

Please report any issues with the recycle center door not closing properly. When using the center, please do not slam or force the door. Check before leaving that the door is fully closed and if you notice any maintenance needs please report them timely.

The Association is aware of the areas of landscape that have become dry and in some areas over saturated with water. An irrigation report has been submitted and is under review to address these issues.

## Rule Reminders

We have noticed a number of new faces in the community lately and with a few new owners and residents we wanted to bring to light some of the more common issues that are found.

- 1) Patios and balconies need to be kept clear of debris. This includes leaves, storage and non outdoor décor.
- 2) No storage is allowed in the parking stalls—only one motor vehicle may be kept in a spot. No vehicle fluids, tools, boxes, etc.
- 3) Each unit is allowed to keep on 32 gallon trash can in the enclosure only. If you share your enclosure with a neighbor and have 2 bins— you could cause your neighbors trash to remain uncollected; Waste Management will only empty 112 bins. Your extra bin needs to be removed..
- 4) All trash enclosures need to be clear of storage and spilled trash. All cans need a lid—if your trash is knocked over it is your responsibility to clean it.
- 5) All recycle materials must be placed in the bins at the dumpster area—if the bins are full; hold it until room is available. Boxes must be broken down. Do not toss your items over the gate—do not leave items on the ground if the bins are full. Waste Management will **NOT** remove these items and if the bins are blocked they will **NOT** service

## Community Corner

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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](http://www.homewisedocs.com)

### Next Board Meetings:

**July 25 2018**

Meetings are held in the community center at 7pm Residents are welcome and encouraged to attend!

## **Pet Policy Refresher!**

**We have seen an increase of residents with pets. It is very important that you familiarize yourself with the rules of the community related to pets. The full policy is available online at [www.emerybayvillage.com](http://www.emerybayvillage.com). It is important that all residents (owners and tenants are aware of these rules).**

### **Rules for Animal Maintenance:**

1. Dogs must be kept on a leash or confined within the pet owner's unit at all times.
2. All animals shall be the exclusive responsibility of the pet owner.
3. The pet owner is responsible for the "immediate" clean up of animals' waste products.
4. If a pet owner does not remove waste immediately, the Association will charge the pet owner for the cost of such removal.
5. Damage to any common area by animals will be at the expense of the pet owner.
6. Pet noise will be equally enforced against the yardstick of the general noise policy.
7. The exception to the standard noise policy is that –
  - Barking or loud animals shall be controlled by the pet owner at all times,
  - Complaints regarding barking or loud animals could result in removal of the animal at the pet owner's expense.
8. If any pets become a general nuisance, restrictive action will be taken.
9. Certain animals have been identified as aggressive and dangerous and are known to have caused serious injury and death. These animals are: Pit Bulls, Rottweiler, Doberman Pincers, Presa Canarios, large or exotic snakes, or other animals the Board deems dangerous. These animals are prohibited inside the complex and any unit. The Board can update this list, as it deems necessary.
10. The Association does not tolerate dangerous conduct of pets, such as biting, lunging, unprovoked attacks, etc.
11. The Association does not tolerate abuse of animals. The appropriate authorities will be notified if abusive behavior is known to exist

### **Penalties:**

1. Pet violations - \$25.00 per occurrence in case of violations that do not present a hazard to personal safety or a threat to property. If the detrimental conduct continues for several days following notification, a \$25.00 per day fine may be imposed, at the discretion of the board.
2. Violations that cause a safety hazard or that can damage property can be fined up to \$500 per day, at the discretion of the board, depending upon the seriousness of the conduct.
3. PROHIBITED Animals: \$1,000 Plus \$100.00 per day after notification.

### **Enforcement:**

If any of the above policies or rules is deemed in violation, the Board and the management company will proceed as follows:

1. Owners of pets (and/or unit owner in the case of guests or renters) found to be in violation are to be notified of:
  - The infraction, and
  - The Association's intent to assess fines or other proposed enforcement action.
2. The first notice will be in writing to the pet owner (and the unit owner in the case of renters) stating one (1) or more of the following:
  - The violation,
  - The time frame for correction,
  - Any penalty to be assessed if not corrected in time frame allowed, and
  - The opportunity for a hearing.
3. The Board has the final say on the resolution to matters and issues before it.