

# Cantabria Newsletter

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## Safety!

### Carbon Monoxide Detectors

As of July 1, 2011, all California homeowners are required to install smoke alarms and carbon monoxide detectors. These are the responsibility of each owner to install and maintain.

Here is what you need to know about the carbon monoxide detector law in California.



- **What The Law Requires:** A carbon monoxide detector must be installed in all homes. Landlords must install them in their rental units.
- **How Much Does A Detector Cost:** Carbon monoxide detectors cost anywhere from \$10-\$50.
- **How Is The Law Enforced:** People requesting homeowner loans will have to show that they have installed carbon monoxide detectors in their homes.
- **Fines:** You will get a warning to install a carbon monoxide detector within 30 days of notice. If you fail to do so, fines will be up to \$200.

It is recommended that the batteries for such devices be changed every six months.

### Chimney Cleaning

To reduce the potential for chimney fires and chimney hazards the National Fire Protection Association recommends that chimneys be inspected annually and cleaned as needed.

The cleaning frequency depends on amount of use, the type of installation, the type of fuel you burn, and the burning habits of the chimney operator. When not in use, chimneys can be a nesting place for birds or other animals.

If you use your fireplace on a regular basis, it is recommended to have a professional chimney sweep service conduct an inspection, evaluate the chimney and establish a cleaning scheduled based on use and type of fuel.

### Fire Alarms!

The only fire alarms on the Cantabria property are the **exterior** alarms.

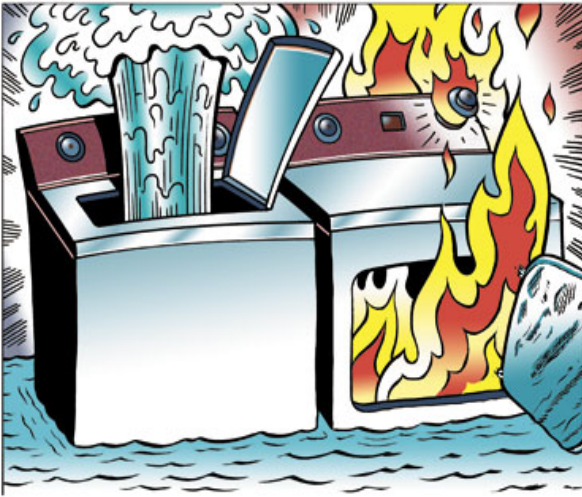
Please note that pulling the alarm located on the building does **NOT** call the fire department, it only sounds the alarm at the property.

**Please call 911 for any fire.**



## Dryer Vents & Washer Hoses

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Few people realize the importance of clothes dryer fire prevention. However, according to the U.S. Consumer Product Safety Commission, there are an estimated annual 15,500 fires due to clothes dryer fires. The financial costs come to nearly \$100,000,000 per year. In some cases faulty appliances are to blame, but many fires can be prevented with proper dryer cleaning. It is important to keep your dryer vents clean so that they can vent properly. Lint accumulation and reduced airflow feed on each other to provide conditions ripe for a fire. In addition to cleaning the interior vent after each use, ***it is recommended that your entire dryer vent, including the hose that vents outside, be thoroughly cleaned at least twice per year.***

While you are cleaning your dryer you may want to check your washer hoses to ensure that they are in good condition. Washer hoses can become corroded and brittle which can lead to leaks. Hoses should be replaced every five years; tag them with the date you installed them so you won't forget. ***Note that braided metal lined hoses be used to replace any rubber hoses.***

## Safety & Security

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**All residents are strongly encouraged to protect themselves and their belongings!** According to the San Diego Police Department “Burglary is mostly a crime of opportunity that capitalizes on the carelessness and neglect of the homeowner or renter”.

1. Do not leave valuables on balconies or patios as these are unsecured areas.
2. Do not leave belongings of any kind in your vehicle. Even if something is covered up, thieves may break in to find out what it is.
3. Lock your vehicle and unit doors.
4. Add a security bar to sliding glass doors and windows. Place a wooden stick (like a broom handle), wood dowel or metal pole in the track of windows and doors to keep them from opening.
5. Consider installing alarms on your vehicle and/or home.
6. Report all incidents of burglary or vandalism or even suspicious activity to the police department immediately.



The solution to this problem is in your hands!

## BBQ Gas

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We have received reports that BBQ's have been left on recently.

***Please remember to shut off the BBQ's after each use.***



Additionally, to ensure the safety and efficiency of the BBQ's we ask that you use the key that is attached to each BBQ base to completely shut off the gas at the valve below the BBQ.



## Pets

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At Cantabria we love our pets! Here are some guidelines to ensure that our pets and our community stays healthy:

- Dogs are not allowed to roam freely in the common area.
- Owners ***must*** pick up any pet litter deposited in the common area ***immediately***.



- Pet noise should be kept to a minimum. **This includes dogs that bark while left alone during the day. Please ensure that noise cannot be heard outside of your unit.**

- ***Please do not leave pet food outdoors, as it attracts rodents.***

Residents may call Animal Control at 619-336-4411 to report any animal issues, including noise complaints.

## Water Conservation

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As you know, California is now under strict water restrictions. As such, Cantabria is at the mercy of water restrictions when it comes to the Associations irrigation, and the restrictions may affect the look of the lawns throughout the community. The Association has already replaced several areas of lawn throughout the property with drought tolerant plants.

As always, we are asking for your assistance in saving water by checking your fixtures for leaks, installing low flow shower heads, and turning off the water while you brush your teeth and do dishes,



We would also like to remind everyone about the rebates available from [www.socalwatersmart.com](http://www.socalwatersmart.com) for purchase a new low flow toilet and other water efficient components. The rebate program has been extended, but will still end once the funds are depleted so we urge you to act on this offer quickly. There are qualifying toilets that can be purchased for as little as a \$100.00 so you could essentially get a toilet for free! Also, please be aware that the Association will arrange basic installation of each with toilet with a new wax ring but not including any extras such as shutoff valve replacements, which you would have to have repaired separately. The original deadline for this has been extended to 9/30/15. Please contact the Management Company no later than 9/30/15 at 619-270-7360 if you would like to arrange for the basic toilet installation.

# Insurance

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All Cantabria homeowners are required to carry their own homeowners insurance. The HOA policy will NOT cover damages to the inside of your unit nor any personal belongings, regardless of the source of the damage. Even if you are a landlord, and your tenant carries renters insurance, you must still carry your own policy.

Home insurance often pays for damage, theft or destruction of your belongings that would not be covered by the HOA policy.

Additionally, all residents should carry vehicle insurance, as the HOA is not responsible for any vehicle damage or theft that occurs on the property.

## Short Term Rentals Prohibited

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Please remember that short term rentals are prohibited within Cantabria. This includes through any third party rental site, such as AirBnB, HomeAway, Flipkey, HouseTrip, etc.



Per the Association CC&R's, rentals must be for a term of at least thirty (30) days.



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