

Cantabria Board of Directors Newsletter



WELCOME!

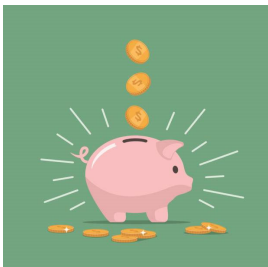
Welcome to the Fall 2024 edition of the Cantabria newsletter!

As you should all be aware, Cantabria's property management firm is 360 Community Management, and Brittany Vik is the community manager. Residents can contact the management office via telephone at (619) 270-7360, via e-mail at info@360hoa.com / bvik@360hoa.com, or via the website at www.360hoa.com. This is the proper method for reporting rules violations, maintenance issues, or just to get answers to your questions about Cantabria. Our property managers **do not** monitor any private Facebook pages, nor do they monitor things that residents might post on the bulletin board by the mailboxes.

Also, please note that 360 Community Management works a four (4) day, forty (40) hour work week, Monday - Thursday from 8:00 a.m.—6:00 p.m., so they will be unavailable to answer emails or phone calls on Fridays. Please remember that Brittany is what is called a “Portfolio Manager”, which means that she actually manages a number of properties, not just Cantabria. Therefore, the amount of time that she has available to support just Cantabria is limited, and you should bear this in mind if you do not receive an immediate response to a message that you have left for her. Associations that have a dedicated property manager that works full time for just their community have much higher expenses for property management, and higher dues to cover that expense. Having a portfolio manager allows Cantabria to scale down the service that we pay for to the volume of the need, which minimizes our costs and the associated dues.



Cantabria has a lot of amenities compared to other similar properties, and the Board and your Property Management company works constantly to maintain them in tip-top shape for the enjoyment of our residents. We also spend a tremendous amount of effort on maintaining the appearance and function of the buildings and landscaping, for the enjoyment and benefit of all. This effort has especially been rewarded these last few years with increasing property values, as others find Cantabria attractive as well. In this newsletter, we will update you on what we have been up to.



The last few years have seen Cantabria's HOA dues increase significantly, as inflation and supply chain issues and labor shortages have caused the cost of much of what the HOA pays for to increase faster than in the past. Your HOA Board continues to work hard to control these costs as best as possible to minimize the annual dues increases. One area of success for this has been the installation and use of the two large solar voltaic arrays on the top of the A and G buildings. These solar arrays provide electricity for the common area walkway lighting, parking lot lighting, tennis court lighting, pool/spa pumps, clubhouse lighting and A/C, etc. Without these solar arrays, our annual expense for electricity would be over \$20,000, but instead it closer to \$2,000. Also, your Board has taken advantage of the recently higher interest rates to lock-in high rate, long term CD's to generate as much interest income as possible for the reserves funds. We understand that no one is happy to see their HOA dues go up, but you should be confident that your Board is doing all it can to minimize those increases, while still ensuring that the property is properly maintained and future infrastructure projects are properly funded. Because Cantabria has been well and conservatively managed, we have been able to pay all the HOA's bills and provide enhanced amenities such as the tennis/pickleball courts and the EV charging stations though the use of dues, without having to resort to Special Assessments and loans, like many other HOA's do.

Letter from the President

There has been a lot going on in our community, and we wanted to take this opportunity to bring everyone up to speed. So, read on to learn what's new!

As our property management company is only on the property for a formal walkthrough once every two months, they rely on the residents to be their eyes and ears in between these walkthroughs, to report safety, maintenance, and security issues that need their attention. Some examples are: damaged walkway light poles, lights out or stuck on during the daytime, pool/spa lights out, pool/spa water cold, lights on continuously in the clubhouse, strange noises coming from the solar building, broken sprinkler heads, pooling water or water runoff, food left in the clubhouse kitchen, damage inside the clubhouse, damaged pool furniture, bulk items dumped by the trash enclosures or elsewhere in the parking lot, stored/unregistered vehicles, utility closet doors off the hinges or hanging open, sidewalk trip hazards, water leaking from solar panels on the carports, overgrown shrubbery, broken tree limbs, gopher activity, termite activity, bee swarming, broken roof tiles, and damage to parking lot planters. The sooner these concerns are brought to the attention of the property management company, the sooner they can get addressed, so please everyone help out!

Three years ago, as we were slowly emerging from the shadow of the Pandemic, it had become obvious that Cantabria had started to look tired. Part of this was just the property showing its age, but also from a bit more wear and tear from more residents being home all the time. Since then, we have been making every effort to really fix up, enhance and beautify Cantabria. This has led to the repair and replacement of worn and damaged wood on the outside of all buildings, repainting the entire property, replacing the wooden patio fences with vinyl, repairing, resealing and restriping the parking lot, doubling the size of the dog park, adding the electric vehicle chargers, adding 4 pickleball courts, installing modern LED lights for the tennis/pickleball courts, the addition of a ping pong table and air hockey table to the clubhouse, and resurfacing the spa with long lasting fiberglass this coming Fall. Now, three years later, we can proudly state that we have succeeded in breathing new life into the property, and I hope that you are all as pleased with how it looks and feels today as I am.

Cantabria was initially constructed in 1982, which means that the property is now 42 years old. Due to our rigorous maintenance program and the long list of improvements that we have made to the property, Cantabria is a much more attractive and desirable property than most other developments that were built in the same time frame. Cantabria residents should feel proud of how good the property looks and how well it has kept up with advancements in technology and amenities since it was first built.

In part because we have accomplished so much in the last three years, we are looking forward to a relatively uneventful 2025. We are planning to continue with our years-long projects to repair and reseal the balcony decks and stair landing decks, and to repair and replace entry area concrete and balcony edge banding as needed, as well as some planned carport wood and roofing repairs. Other than that, we are not planning any major projects in 2025, which will allow us to build our reserves back up to a stronger level.

The Board recognizes that many of the projects that we undertake at Cantabria inconvenience residents in ways big and small. We know that the EV Chargers installation project in the parking lot in particular was very disruptive to residents. We appreciate your patience and understanding during these projects, and please know that your Property Management Company and your Board always take into consideration how to minimize the negative impact of these projects on you as we plan them. This is why we plan for pool and spa renovations to occur in the winter months, and why we created the new section to the dog park simultaneously with temporarily closing the old dog park for gopher mitigation treatment and reseeding.

Along those lines, we anticipate that 2025 projects will impact some residents, particularly the ones involved with work on the balcony decks and stair landing decks. We will provide as much advance notice as possible for these projects, so that the affected parties can properly prepare for them. Thank you in advance for your continued patience and cooperation.

Letter from the President

Many of the maintenance projects that are planned for the Fall/Winter this year will impact residents due to temporary closures of amenities and other areas. For example, the pool and spa need to be drained to accommodate the resurfacing and repairs, and sections of the carports will be closed off during the necessary repairs to the carport roofs. We appreciate your patience and understanding during these temporary closures, as the HOA performs these necessary maintenance and upgrade activities. The Property Management company will provide notice of pending repair activities and the related area closures by posting notices on the bulletin board above the mailboxes, the website, and typically by posting notices directly at the location of the impending work. As always, the Property Management company will be your source for information and status on these projects, as any other source will not be official and may provide you with incorrect information.

It is the responsibility of all homeowner landlords to make sure that they or their own property management companies have provided current contact information for them and their tenants, if the property is a rental, to 360 Community Management. Also, all landlords are responsible for providing a copy of the Rules & Regulations to all new tenants upon move-in. 360 Community Management needs this current contact information in order to properly coordinate with owners and residents on issues that affect them. For example, if there is a plumbing emergency, the Property Manager needs to be able to quickly get hold of owners and residents to minimize damage and reach a solution quickly. And making sure that everyone living on the property has access to the Rules and Regulations helps to make sure that everyone is playing by the same set of rules and helps everyone to live together with minimum friction. If you have not already done so, please provide your current contact info to 360 Community Management at info@360hoa.com and review the current Rules & Regulations with your tenants.

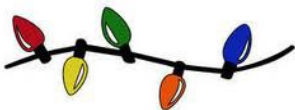
Please remember that each of you have chosen to live in a community property, and part of that means accepting that there will be people walking around upstairs, and neighbor's noise from next door, and people playing at the pool, and people walking dogs and kids playing, etc. This is normal and expected in a condo association, and we all need to understand and accept that. One of the problems that our Property Manager needs to deal with is residents who are not used to living in a community property, and who are letting these normal day-to-day events bother them. Please remember that you live at Cantabria by your choice, and by making that choice you have accepted to live there by the rules of the HOA, and to accept the condo world environment. It is not the Property Manager's job to mold Cantabria to you, it is your job to adapt to the community that you have chosen to live in.

Thank you for all of your continued support.

Cantabria Board President & Board of Directors

Holiday Reminders

The HOA will providing a fenced area in the back parking lot for residents to dispose of their Christmas trees. Please remember to remove all decorations, including tinsel, as these trees will be recycled into mulch, and we do not want to contaminate the process.



Also, remember that all Holiday decorations must be removed from the outsides of the buildings within thirty (30) days after the Holiday.

Property Amenities

Our Clubhouse also receives significant usage. We really want the clubhouse to look great and continue to provide a wonderful amenity for our resident's enjoyment. Please take care of the facility like you would your own home and please report any damage or other maintenance issues with the clubhouse or the exercise equipment to the management company promptly, so that it can be addressed and keep everything looking great. Remember that the clubhouse is available to reserve for private parties through the management office. However, please remember to remove your food from the clubhouse fridge/freezer after your event, and to not leave any food in there at other times, as our janitorial service has been instructed to empty out any leftover food and dispose of it as part of their regular clubhouse cleanings.

With regards to the tennis courts this year, we repaired the major crack that had developed on the north court, adjacent to the basketball hoop. We resurfaced and relined both tennis courts, and as part of that we added the lines for 2 pickleball courts to the north tennis court. This will bring our total pickleball court capacity to 4, from the current 2. We replaced the old technology gas discharge lights with state of the art high intensity LED lights. We have also implemented an online scheduling tool for the convenience of our residents, "yourcourts.com". The new pickleball courts have become so popular that we quickly overwhelmed the capacity of the simple white board on the gate for scheduling court time. Please remember that the tennis/pickleball courts open at 8:00 AM and close at 10:00 PM, in order to provide quiet time for the nearby residential buildings. As part of the upgrades, a new lighting controller has been installed which will automatically disable the power to the lights shortly after the 10:00 PM curfew. Please keep this in mind, so that you don't find yourselves stranded inside the courts in the dark, struggling to disassemble your pickleball nets!



As with the tennis courts, other amenities at Cantabria also have formal hours of operation. The clubhouse is open from 7:00 AM to 11:00 PM, the exercise room from 5:30 AM to 11:00 PM, and the pool/spa area from 7:00 AM to 11:00 PM. Please respect these hours of operation, in order to not negatively impact the quiet time for the residents who live near these amenities. The night time security company engaged by the HOA has been instructed to check whether anyone is in these areas after their respective curfew times, and to escort them out of these areas if they are.



As many of you may have noticed, the spa finish had gotten stained. This staining was due to the degradation of the gas fired spa heater, which was causing contamination from the heater to deposit onto the walls of the spa. We have now replaced the spa heater and will refinish the surface of the spa with long lasting fiberglass. These activities are actually part of our normal maintenance plan from the Reserve study, and these expenses are both planned and allocated for.

There have been some reports from residents of potential damage to the bottom surface of the pool. In order to fully investigate this issue, we may have to drain the pool at some point this Winter. Doing so in the Winter avoids inconveniencing residents, as the solar heated pool water is too cold to really enjoy in the Winter.

We have many dog owners at Cantabria, and we have been pleased this year to be able to expand the size of the dog park significantly. The dog park is one of many examples of amenities that did not originally exist at Cantabria, as it has been added and improved by the Board. In order to minimize maintenance costs for the dog park and keep it looking great, please do not let your dogs dig holes here (or for that matter, anywhere at Cantabria). Also, please use the conveniently provided dog waste bags to clean up after your pets, and do not allow your dogs to urinate on the tennis court fence that forms the Eastern boundary of the dog park.



Going Green!

When Cantabria was conceived and constructed in 1982, “Green” concepts were not really on anyone’s radar. Much has changed in the last 42 years, including the obvious impacts on climate change from greenhouse gases, the scarcity and cost of potable water, the increasing needs for electrical power for every day uses, etc. Cantabria has evolved over time to meet these challenges and needs, as evidenced by our addition of our solar pool heater, the solar potable water heater, two large solar electric arrays, the EV charging stations tied into solar electric, LED parking lot lights, LED tennis court lights, drip irrigation and low water use plants, LED walkway lights, bright white reflective roofing, and more. In hindsight, all of this is pretty remarkable for a property built in 1982. None of these things were part of the original construction, and none of them were in place for the condo conversion in 2006. They have all been added by the Board since then. We are justifiably proud of our Green property!



Building Wood Repairs & Painting and Inspections

A new California state law, SB326, was passed in 2020 that requires a regular inspection of the balconies and stair landings. Cantabria contracted with a Cross to perform this inspection in 2022. With their report in hand, the HOA will be scheduling the necessary repairs and recoating of many of the balcony decks and second floor stair landings . You will receive further correspondence from the HOA when this work is scheduled, apprising you of the timing and impact on residents.

Rodent Activity

During the last few years, there has been an increase in rodent activity on the property. This problem has always existed in San Diego, but seems to have become more noticeable with changing weather patterns. Cantabria does their part to control the rodent population by regularly maintaining the bait stations located throughout the common areas, keeping the landscaped areas trimmed, and the trash enclosures clean. Unfortunately, this will not completely prevent the potential for rodents to make their way into your vehicles. One of the best things that you can do to discourage this rodent activity is to start and drive your car on a regular basis. Rodents are less likely to set up housekeeping in your engine compartment if they keep getting chased out by a running engine and a moving car. There are also many natural and manmade products available that claim to discourage rodents, including dryer sheets, peppermint oil, Irish Spring soap shavings, and other more serious commercial products that you can find in auto parts and hardware stores, or online. Having rodents chew up your vehicle wiring can be a very expensive repair that the HOA is not responsible for, so it is good to be aware of this potential problem, and keep your eye out for any evidence of an issue.



Pest Control

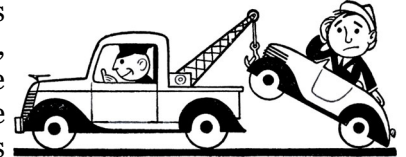


Interior Pests: If you have any pests inside your unit (ants, roaches, spiders, etc.) Mt. Helix Pest Control offers **FREE interior spraying** if you have it done on their regularly scheduled service day! If you would need to have your unit sprayed sooner, they offer a discounted rate. Please contact Mt. Helix Pest at (619) 584-6794. Please Interior rodent control is NOT covered under this offer, and will be a separate charge.

Exterior Pests: If you observe pests in the *common areas*, including bees & rodents, please contact the Management office right away to report it!

Parking & Security

This is a good time to remind everyone that it is against the Association's Rules to store vehicles at Cantabria. This includes not only the open parking area, but the dedicated assigned parking spaces. Stored vehicles are ones that are clearly not being driven, including those with expired license plates. While Cantabria has much more guest parking available than most similar complexes in San Diego, it is not infinite, and when people attempt to store vehicles on the property, it reduces the spaces available for other residents to legitimately use. Vehicles that have been identified as being stored will receive a notice on their windshield, and if the unit associated with the vehicle is known, a violation notice will be sent to that unit. If the vehicle is not removed from the property, or in the case of an expired plate, properly registered with the state, it will be towed at the owner's expense. We have experienced a problem in this regard every time that the HOA has needed to do parking lot repairs, as inevitably vehicles that are being stored do not get moved as required so that the work can be done, and those vehicles wind up getting towed. Please help us avoid having to tow anyone with this year's parking lot projects, as it makes more work for everyone and is especially painful for the vehicle owners. Retrieving your vehicle from a towing company's impound lot will cost you several hundred dollars, and that cost increases quickly the longer the vehicle is there.



If you will be absent from Cantabria for an extended period of time, such as military deployment, please contact the manage office prior to leaving and provide them with your vehicle information, to avoid being towed for unapproved car storage. They will need to know the make, model, color, and license number of your vehicle, and where it is parked. Also, please plan to provide contact information for someone who can move your vehicle, if the need arises.



Cantabria has unfortunately experienced periodic petty crime in the parking lots. As such, the Board has engaged a security firm to provide nightly patrols of the property. Please do not leave anything of value visible inside your vehicle, rolling up your windows, locking your doors, and setting your car alarm. If you see anyone suspicious on the property at night, please contact the police immediately and report it to the onsite security officer so that they can take appropriate measures.

EV Charging Stations



As you may be aware, Cantabria was selected to receive extensive subsidies from the California Public Utilities Commission (CPUC) via SDG&E to install electric car charging stations in our parking lot, for the use of our residents. The CPUC recognized that the lack of such charging stations at condominium complexes was slowing down the adoption of electric vehicles in California, and developed the "Power Your Drive" program in response to that. Because of our participation in this program, Cantabria was able to install 10 electric car charging stations in our parking lot for a fraction of the normal cost for doing so. This includes SDG&E covering 100% of the infrastructure cost for interfacing the charging stations to the electrical grid, including transformers, breaker panels, trenching, power cable runs, etc. We worked on bringing this project to fruition for almost 5 years, and the end result is an installation that will wind up costing the HOA approximately \$13,000, that would have cost over \$200,000 had the HOA not been able to get the subsidies. Cantabria was selected by SDG&E to be their Beta Site for this program in San Diego, which means we are their first installation in this phase of the project. This means that owners and residents of Cantabria will now have access to onsite charging for their electric vehicles not available on most other condo and apartment properties in San Diego. This is just one more example of how your Board works to provide our residents with the best amenities possible.

We anticipated that there would be some concern about the loss of visitor parking spaces due to the installation of these charging stations, especially given the loss of the Azuaga Street parking. That is part of the reason that we proactively added the parking spaces during the sealing/stripping process. Also, we are developing the HOA's procedures for the operation and use of the charging parking spaces which will allow some non-charging usage of these parking spaces during limited timeframes, to mitigate this impact. Also, keep in mind that some of the current unallocated parking spaces have had EV's parking in them, and we anticipate that some of them will in the future be parking overnight in EV charging spaces, as they recharge their batteries. This will also help to mitigate the reduction in purely unallocated spaces.

Trash/Recycling, Bulk Items, & Organic Waste



Cantabria has an ongoing issue with residents and strangers dumping large items (furniture, appliances, etc.) in our parking lot. As our Rules stipulate and signage by the dumpsters reinforces, this is against the rules at Cantabria, and anyone caught doing this is subject to fines and possible suspension of their common area privileges. Cantabria has to pay extra to the waste management firm to have these objects removed, and those unbudgeted costs then need to be passed along to the homeowners as increases to HOA dues. Please help us to manage our operating budget and minimize dues increases

by not dumping unacceptable items on the property, and reporting it to management when you see others doing this. We all need to do our part to keep Cantabria an attractive, well-maintained property. Remember, nothing should be left on the ground by the dumpsters, as the trash service will not pick this up.

On a related topic, we have noticed that the Recycle dumpsters are often full to overflowing by the time pick-up day rolls around. It would be very helpful if everyone would please break down your cardboard boxes before you put them in the Recycle dumpsters. Empty cardboard boxes can very quickly fill up these bins, so please help us to be green by breaking the boxes down flat!



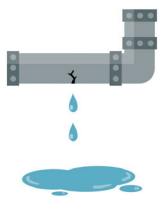
As you are all aware now, the City of San Diego requires Cantabria to start separately collecting organic waste on the property. Our trash hauler has provided additional, small green waste totes in the parking lot for this purpose. Basically, the intent is to dispose of all organic waste on the property in these green dumpsters, not in the blue or black dumpsters and not down the garbage disposals. We realize that this is going to be different and viewed by many as an imposition and inconvenient. However, it is required by CA state law, and it is intended to reduce greenhouse gases, so we all need to do our part. It is useful to remember that when we were all forced to dispose of our recyclables separately, it initially met with great resistance,

yet now we do it as a matter of course without really even thinking about it. Thank you in advance for your patience and compliance with this new process.

Now that Cantabria has the green organic waste totes on the property, residents should be placing their kitchen organic waste in these cans, not down the kitchen drains. Putting kitchen waste down the drains leads to drain blockages, and costs homeowners and the HOA money when plumbers are called out to clear the drains. While drain blockages in the common area are the responsibility of the HOA, blockages in local drains associated with an individual unit are the responsibility of that unit's owner. In other words, if a plumber is called out to clear a drain and the plumber determines that the material found to be blocking the drain originated in a specific unit, the owner of that unit will be responsible for paying the plumber's bill, which can run into several hundred dollars. So, please do yourself a favor and dispose of your organic kitchen waste in the green totes, not down the kitchen sink!

Finally, your HOA changed our trash hauling service provider during this Summer. The HOA was able to secure almost a 50% reduction in fees for this service by making this switch, and the new hauler has so far done a fine job. It can be challenging to find ways to save money in the inflationary environment that we have found ourselves in over the last few years, so we should celebrate when we are able to do so!

Plumbing, Unit Owner Repairs & Vendors



Over the years, we have experienced a few slab leaks in first floor units. This occurs from leaks that develop in the hot water lines that run underneath first floor units. The first symptom of a slab leak is a warm floor. This is much easier to detect in the areas with hard flooring rather than carpeting, but is usually noticed in either a bathroom or kitchen, as that is where the hot water plumbing is most present. If you ever feel that your floor feels oddly warm, contact the property management company immediately.

Also, this is a good time to remind all homeowners that while the HOA is responsible for the plumbing under the slabs and pays to repair the pipes when they leak, the individual homeowner is responsible for any damages/repairs inside the units that occurs due to one of these leak incidents. It is therefore a requirement that all homeowners carry their own insurance, as otherwise they will be personally responsible to pay for these repairs themselves. Also, all offsite owners should require their tenants to carry renters insurance, as neither the HOA insurance nor the homeowner's insurance will cover any damage to the renters' possessions nor housing displacement.



We receive requests for vendor referrals from time to time from our residents. While most of the vendors that are used by the Association would not be appropriate for use by the residents due to their areas of expertise, there are a few that you might like to know about. Please note the Association does not recommend any vendors to owners. This is for informational purposes only.



For plumbing issues, the Association uses JC Plumbing (619) 477-5001. They do a great job, and if a plumbing problem winds up being something that is the responsibility of the HOA, it makes this interaction easier for everyone if JC Plumbing is involved from the beginning. Please note that you should never plan to start a non-emergency plumbing project of your own in the evening or on a weekend. If things go badly and you need to call in a plumber, you will be charged high fees by the plumbing contractor for off-hours service.

There have been multiple instances at Cantabria where a resident hired a handyman or plumber who was unfamiliar with the property, and due to their unfamiliarity with the property, they inappropriately altered settings on valves that control the water flow to the buildings. This has led to unnecessary and expensive service calls for the HOA, as Cantabria then has to call out the Association's plumbing contractor to correct the problem. If a homeowner hired contractor modifies any plumbing settings that cause the HOA to have to engage the Association's plumber to fix the problems, that homeowner will be assessed the cost of the HOA's plumbing bill, which can run from hundreds to thousands of dollars. The surest way for homeowners to avoid this problem is to use JC Plumbing for their plumbing needs.

The Board recommends that you inspect your angle stops and pressure hoses. Angle stops are the valves in your unit that allow you to turn off the water to individual lines. Over time, angle stops can become frozen in place and cannot be rotated to turn off the water. This is particularly a problem at Cantabria, since there is no water shut off valves for each condo, only shutoffs for the entire building. So, if you experience a leak in your unit, or if you want to replace a faucet, washing machine or dishwasher, if your angle stops are frozen, the plumber will need to turn off the water to your entire building for the duration of the repair, which inconveniences not just you, but 15 of your neighbors! And the pressure hoses attached to your angle stops should also be evaluated by a plumber, as when they fail, it can be catastrophic, since they are carrying full line water pressure. Please consult with your plumbing contractor about any steps you may need to take.

Every unit in Cantabria has a dryer vent, but many of you may not know that it is the responsibility of the individual homeowner to have these vents cleaned. Over time, these ducts will get clogged with lint from your dryer, which dramatically reduces the efficiency of the dryer, evidenced by taking longer and longer to dry your clothes. In addition and even more important, clogged dryer ducts represent a fire hazard, which can be very serious. It is strongly recommended that you schedule regular dryer duct cleaning for your unit. You are welcome to use any reputable vendor that you want, but Cantabria residents have had good experiences with Sky Clean Air who can be reached at (619) 746-5551 or Skycleanair@gmail.com.



Unit Flooring

Any first floor unit owners who plan to install non-tile hard flooring (laminate, wood, vinyl) *must* first install a wall-to-wall vapor barrier onto the concrete slab. If this is not done, moisture will likely wick up from the ground and through the porous concrete, subsequently damaging your flooring, which will then have to be removed and replaced at your expense. It is important to note that this moisture barrier is not necessary nor recommended underneath tile floors. Please consult with professional flooring contractors to ensure a successful result. First floor units that have carpeting installed in the LR, DR, and bedroom areas do not experience this water intrusion problem. Cantabria was initially constructed with carpeting in these areas, and the HOA does not guarantee that homeowners who replace this carpeting with hard flooring will not experience water intrusion issues because of it, so those who decide to do so should understand that they are assuming this risk. The HOA will not be responsible for solving water intrusion issues for first floor units that choose to replace their carpeting with hard flooring. As a reminder, hard flooring of any kind is only permitted in the kitchens, bathrooms, and small entryways of second floor units.

Additional Important Reminders & Information

It is the responsibility of each offsite owner to provide a full, current set of the HOA's Rules and Regulations to each tenant as they move into the property. Just like with State law, ignorance of the HOA's rules is not a defense for breaking them, and can lead to fines and/or revocation of access to the HOA amenities. As a refresher, here is a list of some of the rules that seem to get forgotten most often:



- No short-term rentals (such as Airbnb or VRBO) of less than thirty (30) days are allowed at Cantabria. Any owner or resident discovered to be renting out their unit on a short-term basis will be subject to significant fines and revocation of their common area privileges.
- No visible modifications/alterations from the exterior of a unit are permitted without prior Board approval. Please contact the management office to obtain an architectural application.
- No charcoal barbecues or propane heaters are allowed on balconies or patios
- No storage of excessive or unsightly personal items on the balconies or patios
- Do not attach anything via penetrating methods to the new vinyl patio fences
- ***No hard flooring in second floor units is allowed, except in the entryway, kitchen, and bathrooms. This includes tile, linoleum, vinyl, wood and faux wood flooring. Any upstairs unit discovered to have hard flooring in prohibited areas will be required to completely remove it, and install wall-to-wall carpeting.***
- Please pick up after your dogs! The HOA provides pet stations with dog bags throughout the property for resident use, including in the dog run area. Please do your part to keep Cantabria clean & safe, and report any residents you witness abusing the rules to the management office.

Well, that is all for now!

We hope we have been successful at describing the wide range of efforts that the Board has been driving on the property to enhance your ownership and living experience.

Have a happy and healthy Winter Season!

Cantabria—Board of Directors



We have included below an article* written by local attorney Kelly Richardson about HOA's. Richardson is a lawyer that specializes in HOA law, and this article originally appeared in the San Diego Union Tribune as part of a regular series that he produces about various aspects of HOA law and operations. We have included it here in its entirety as it neatly summarizes many of the benefits of living in an HOA that perhaps you have not previously considered.

**Reprinted from the San Diego Union Tribune article*

10 reasons to be thankful for your HOA

BY KELLY G. RICHARDSON

As an HOA member for many years, I pondered if my HOA should be one of the things I am grateful for this Thanksgiving. With all its limitations and problems, there are multiple aspects of my HOA that I appreciate.

Here are the top reasons that I'm thankful for my HOA:

1I can afford to own in an area where detached single homes are hard to find and generally out of my financial reach. The HOA is a style of shared ownership housing that allows me to own in an area I otherwise couldn't afford.

2I have many amenities I otherwise could never have, such as tennis courts, a pool, a clubhouse, and other recreational and relaxation areas.

3I don't have to worry about major repairs to the buildings and grounds. My HOA has prudently set its assessments to cover expenses as well as carefully accumulated reserve funds to prepare for the normal deterioration of common area elements.

4I don't have to think about landscaping or building exterior maintenance. The HOA has vendors or employees to handle that. I don't need my own stable of plumbers, roofers, carpenters and the like because the HOA handles all those things. I only have to take care of the inside of my home.

5I am protected from the potential misbehavior of my neighbors. In my primary home, there are no CC&Rs or rules to rein in un-neighborly behavior. However, in my HOA I know that there are certain levels of rules which set standards of conduct. These rules may cramp our style at times, but they protect us from people preventing me from quietly enjoying my home.

6I rely on a veteran and devoted professional manager to look out for all the owners and residents. Our manager regularly checks with on-site staff and vendors to make sure everybody is doing their job.

7I am served by a volunteer board of directors who take on the decisions about everything from assessments to zoning compliance. They ensure all neighbors are able to observe board meetings and to ask questions without feeling that our questions are resented or threatening.

8I do not personally control the budget and therefore the HOA's assessments. At first, that grated against me to see others making those decisions regarding the HOA expenses and ensuring the property is properly cared for. However, it is nice that I don't have to worry about it either. I just pay my share of the expenses through my assessments and enjoy the work done by others.

9I can maximize my enjoyment of staying at my HOA home with most of the burdens handled by others. Sure, I like to control things, and it's an adjustment to allow others to control the overall project, but it has worked out for me to let others handle those pressures.

10I acknowledge and accept the trade-off of individual autonomy in exchange for the many benefits of shared ownership and community living. I will periodically take my turn to volunteer for the board or committees as my abilities and schedule permits. Until then, you'll find me out on my balcony or at the pool, relaxing, just soaking in the environment and glad for my HOA home.

Even though it's not perfect, I'm thankful because it works for me.

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