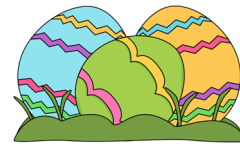


Cantabria Board of Directors Newsletter



Spring 2025



WELCOME!

Welcome to the Spring edition of the Cantabria newsletter! 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 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.



As a reminder, most items that require the HOA to spend money must come before the Board of Directors at one of the bi-monthly board meetings for approval. The Community Manager has very limited ability to approve expenditures on their own, so please keep that in mind when considering how long it should take to receive a response on a request. Also, please keep in mind that the HOA has zero employees, and the members of the Board of Directors are all volunteers, which means that they are just homeowners like everyone else, except that they have offered to volunteer some of their time to help administer the HOA. As that, their primary role occurs at the bi-monthly board meetings, where they review homeowner correspondence, HOA finances, rules violations, contracts, etc. It is important to understand the manner in which HOA's are operated in order to have reasonable expectations for how long it will take for you to hear a response to a question or see action on some recommendation.

Any emails to Management that require Board input will be included in the meeting materials for the Board to review in Executive Session at the next Board Meeting. This correspondence is also saved and becomes a permanently recorded piece of HOA data. The Board asks owners to please be respectful when sending an email. A good rule of thumb is you should never write something in an email that you wouldn't say seated across the table from that person, in front of a room full of people.

The Board sincerely values reasonable input from homeowners, and suggestions are regularly reviewed at Board Meetings. Some recent homeowner suggestions that the Board has decided to implement include the addition of a bench in the dog park underneath the large shade tree near Azuaga St., and the addition of a lending library to the clubhouse.

Thank you for your wonderful suggestions!

Introduction

2025 marks 19 years since Cantabria was converted to condos and the first Board was established to manage the HOA. This management started for real in late 2008, as the developer completed their work and left the property. Since then, the Board has made significant improvements to the property, for the benefit and enjoyment of all the owners and tenants.



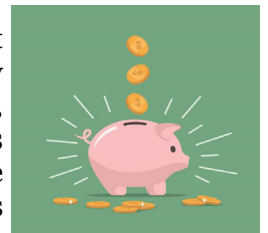
As a brief retrospective, the Board has accomplished a lot over the years, including: added the dog park (the property originally had no dog park), then doubled it in size; added four pickleball courts overlaid on the existing tennis courts, added high intensity LED lights in place of the original dim gas discharge lights, enabling enjoyable nighttime play; added 10 EV chargers, an amenity that very few other condo associations in San Diego have; repaired the wood on all the buildings, replaced the wooden patio fences with vinyl, painted all the buildings; installed leak-proof white polymer roofing on all buildings; replaced all wooden fences with vinyl throughout the property; reduced turf and related water use by going to more xeriscape landscaping and drip irrigation; installed tile flooring in the clubhouse; added air hockey

and ping pong tables to the clubhouse; added a gas barbecue by the pool; re-coated both the pool and spa with fiberglass in place of the older short-lived plaster; installed a solar pool heater to replace the expensive gas fired pool heater; installed two massive Solar electric systems to provide electrical power to all the common areas; installed solar hot water systems for the potable water, reducing the natural gas bill for heating water; replaced all the common area walkway, building exterior and parking lot lights with LED lights to reduce electrical consumption and maintenance costs; replaced all the underground lighting wiring on the property; fixed the rampant drainage issues on the property that were causing flooding and damage to resident's units; and installed gutters/downspouts over balconies, reducing damage and related maintenance costs caused by water run-off from the roofs onto balconies and balcony railings. It is fair to say that through the efforts of the Board and the Management company, Cantabria is a much better property today than it was when it was first established in 2006. When you consider that this property was first constructed in 1982, the development is in amazing shape and has significant upgrades that are not enjoyed by most properties in San Diego that are almost half a century old!

HOA Dues & Budget

Each homeowner receives the year-end package on an annual basis before the end of the fiscal year that includes the operating budget for the subsequent fiscal year. If you ever find yourself questioning "where does all our money go?", please refer to the budget in the package.

The 2025 HOA dues for Cantabria are at \$440/month. While the Board understands that these dues have risen over the years, it is important to understand that the HOA is simply a passthrough for the operating expenses, and when those expenses rise due to inflation, the HOA has no choice but to raise dues appropriately. That being said, the Board has worked very hard for many years to control costs and minimize dues increases. Since 2008, the dues have increased from \$280/month to the current \$440/month. While this may seem significant, this \$160 increase occurred over a 17 year period and represents an average annual increase of only around 3% when compared to the \$280/month baseline. This is actually less than the average rate of inflation during this time period. Due to the Board's vigilance, Cantabria's dues are actually much lower than many other comparable properties in the San Diego area. As a point of comparison, the dues at similar properties in Del Cerro are \$490 and \$506/month for a two-bedroom condo, and \$535/month for a three-bedroom condo in Santee, and neither of these properties are as well maintained or have as many amenities as Cantabria does.



Cantabria has a lot of amenities compared to other similar properties, and the Board and your Property Management company work 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.

Community Repairs & Safety



A new California state law, SB326, was passed in 2020 that requires a regular inspection of the balconies and stair landings. Cantabria contracted with Southern 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 in 2025. You will receive further correspondence from the HOA when this work is scheduled, apprising you of the timing and impact on residents. We realize this work will be of somewhat of an inconvenience and appreciate your cooperation in facilitating this necessary preventative maintenance work.

Relating to maintenance of the community, while the City owns the sidewalks on all public streets in the City, a quirk of California law makes it the responsibility of the adjacent property owners to maintain those sidewalks. There is a huge backlog of damaged sidewalks in the city, which presents a safety risk to pedestrians. In part to make headway against this backlog, the City has a temporary program now in place that waives the permit fees normally required to be paid by property owners to the City in order to repair the sidewalks. Cantabria will be taking advantage of this program to affect repairs to two damaged sections of sidewalk on Azuaga St., uphill from the parking lot driveway. It is anticipated that these repairs will be completed at some point this Spring. This will improve safety for Cantabria residents who park on Azuaga St.

This is just a part of the ongoing work that Cantabria does to maintain a safe environment for our residents. This includes an annual review of the sidewalks within the property to review for trip hazards, and fix them; the installation of anti-slip strips on the staircases exposed to rainfall; the installation of anti-slip strips on concrete steps around the property, and the installation of the bidirectional safety mirrors that have been installed at the crosswalk that emanates into the parking lot, adjacent to the solar building. The Board takes our residents' safety very seriously, and takes proactive steps to maintain a safe and healthy environment on the property.



Speaking of safety, 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.

Unfortunately, we have also experienced multiple incidents in the last year of individuals turning off the main power switches to the solar systems, which drives up the electricity costs for the HOA and ultimately the monthly assessments. Due to this vandalism, the HOA has been forced to install locks on these power switches. As a reminder, if you see anyone on the property doing anything that you think looks suspicious or might potentially damage HOA property, promptly report it to the management company, with as much detail/photos as possible. Any resident that has been determined to be vandalizing HOA property will be subject to fines and revocation of rights to use amenities, and perhaps more.

As you may know, each unit in the community is equipped with an interior fire alarm horn that is on a circuit connected to a main fire alarm panel on the exterior of the building. The City of San Diego Building & Fire Codes requires all unit alarm horns to be functional. Please do not tamper with, remove, or drywall over the alarm horn in your unit. Any residents who cause the circuit to fail by tampering with the device will be responsible for all associated diagnostic & repair costs.

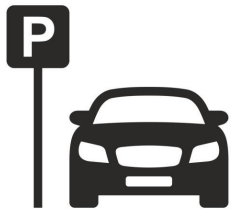


Old Version New Version



Finally, Cantabria sits in what has been identified by the State and the City of San Diego as an extreme fire hazard zone. Because of this, any owners who wish to upgrade their windows and patio doors will need to install fire code rated glass. This effectively is accomplished by making one of the two panes of glass from tempered material. This is important, because it has been shown that one of the primary ways that buildings burn down in wildfires is that the glass shatters, and that then allows embers to blow inside, and the building burns down from the inside. The HOA will be making this a requirement for future architectural change requests submitted by homeowners.

Parking



Over the years, the Board has added a total of 17 additional parking spaces to the back, unassigned parking lot, including the short row that was previously added near the East end of the lot (12) and the ones that were added in 2022 as part of the last resealing/stripping project (5). Three (3) more will be added in 2026 with the next round of asphalt repairs. Cantabria has also requested the City of San Diego on multiple occasions to convert some of the street parking on Azuaga St. from parallel parking to diagonal parking to increase the total number of spots. Unfortunately, the City has rebuffed those requests. However, the HOA has also requested the City shorten the red curb on Rancho Penasquitos Blvd. as it approaches the intersection with Azuaga St.

The City Transportation Department is actively reviewing this request, and it appears likely they will grant it. Depending on how much they shorten this red curb section, Cantabria could gain as many as 6 additional street parking spaces through this change. It is anticipated that this will ultimately increase the available spaces in the back parking lot by about this same amount, as some residents who currently park in the lot will prefer to park on RP Blvd, as it is closer to their condo. The most recent update that we have from the City is that the decision on this request is imminent, and it will take up to 3 months to change the curb color, depending on City scheduling. Please understand that the HOA has actively worked for quite some time to increase the amount of parking spaces available in the unassigned parking lot. The main negative impact to parking for residents has been the City's decision to remove all street parking on the West side of Azuaga St. to create the dedicated, bidirectional bike lane. Cantabria received *no prior notice* of this impending change and had no input to it. While we may not be happy about this City decision, all we can do is work on those things that we can control, and the Board and Management company have done and continue to do just that.

The HOA also requested that the City install additional street lights on Azuaga St. going up the hill from the entrance to the parking lot. This area presently has no street lighting and is rather dark for residents who park there. The City has now approved installing additional lights in this area, as well as replacing the current gas discharge street lights on Azuaga adjacent to the buildings with brighter LED lights. We will need to wait until City funding is available to have these lights installed, but it is approved and in the queue.

As a reminder to all residents, please instruct your guests and contractors to not park in any assigned parking spots. All assigned parking spaces have numbers either painted on the pavement or posted above the space, in the case of carports. Residents who find violators parked in their assigned space have the authority to have those vehicles towed, without notice. The towing company will require proof that the person ordering the tow is legally assigned to that space and will ask for a copy of your deed and ID as proof of authority to tow.

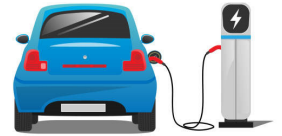


This is a good time to remind everyone that it is against the Association's Rules to store vehicles in unassigned parking spaces at Cantabria. Stored vehicles are ones that are clearly not being driven, including those with expired license plates. While Cantabria has much more guest parking available 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.

EV Charging Stations

As you are aware, in late 2024 Cantabria installed 10 Electric Vehicle charging stations on the property, for the use of the residents. The overwhelming majority of the cost for these systems was paid for by the California Public Utilities Commission (CPUC), thru SDG&E. SDG&E spent around \$250K on this installation, which included network services and warranty coverage for the first 5 years, a cost that would have been totally on the HOA without this program. Instead, after the rebates we received from SDG&E, the HOA's net cost is a little over \$4K. This allowed Cantabria to offer this amenity to our members for a fraction of the cost it would have been if the HOA tried to do this on our own. In the first month after these stations were turned on in October 2024, 16 individuals applied for accounts so that they could use the stations. Based on the ChargePoint revenues so far, which exceeded \$1,000 for the month of January, we anticipate that the stations will have repaid all the net cost to the HOA, and we will then have excess revenue to cover future warranty and network costs after 5 years, ensuring that adding this amenity has added no additional cost to the non-EV homeowners. We have been very pleased with how well the rollout of these stations has gone, and are happy to provide this additional amenity for our residents. EV charging stations are very rare at condo communities due to their high cost, and Cantabria owning 10 of them for the exclusive use of our owners and residents is quite an achievement for the Cantabria community. The HOA controls the accounts of who can use these charging stations, so there are no non-resident vehicles coming onto the property from outside and using this amenity. This maximizes the availability of these stations for our owners and residents, and eliminates outside vehicles impacting the parking at Cantabria due to trying to charge there.



Initially, we designated 6 of the 10 EV charging stations for the exclusive use of EVs actually charging. The additional 4 charging spaces were set up to allow non-charging vehicles to park there after 9:00 PM, if no EV's needed them for charging. This strategy was implemented to minimize the impact of available parking, as we didn't believe that we would need all 10 spaces for charging at the same time until more residents purchased EVs.



Once we reached the point that we were experiencing 6 EVs charging at night, the HOA removed the signs from two additional spots, reducing the number of spaces where non-EV's were allowed to park after 9 PM. In late January, we experienced 9 EV's charging at once overnight for the first time, and the signs were removed from the remaining two spaces. As such, please note that ***all 10 EV spaces are now exclusively for actively charging EV's only.*** Non-EV's and EV's parking in these spaces but not charging will be subject to tow without additional warning.

While we are still in a transition phase where some of the EV spaces sit empty overnight, the HOA anticipates that within the next year, it will be routine to see all 10 spaces full of actively charging vehicles at night. Keep in mind that these EVs were previously parking elsewhere on the property, so the net reduction in available parking due to the dedicated EV spots overnight should be minimal.

The HOA has not been enforcing the removal of EV's from these spaces promptly after they complete charging. The ChargePoint app provides the HOA with extensive detailed reporting on who is charging, when they start, when they stop charging, and how long their vehicle is connected to a charging station, but not actively charging. As these stations get busier, in order to maximize their availability to all who would like to use them, the HOA will start enforcing the requirement to relocate vehicles, once they complete charging. This will not be enforced on overnight charging, as the HOA does not expect owners to come out to the parking lot in the middle of the night to move their vehicle. One method of enforcement to consider is to significantly increase the charging fee on vehicles that exceed their stay in EV spots.



Property Amenities

We are fast approaching the Summer pool season! Any damaged pool furniture has been repaired in preparation for your use. The pool and spa at Cantabria receive some of the heaviest usage of any of the amenities at Cantabria, and we are pleased to be able to maintain these areas for your use. Please remember that the pool is solar heated, and therefore will not reach “comfortable” temperature until late Spring. Also, please remember some of the key rules for pool use:

- No pets allowed in the pool area
- No alcohol or smoking in the pool area (this includes vaping!)
- No glass containers in the pool area
- No unattended persons under the age of fourteen (14) years old
- Do not prop the pool gates open. The pool is for the enjoyment of residents, and propping the pool gates open exposes the HOA to liability risk due to the presence of unattended minors and non-residents, especially after pool hours
- The pool area is open 7:00 a.m. to 11:00 p.m. Please respect these hours so that you do not disturb the peace and quiet for residents who live close the pool



Since the last Newsletter, we have refinished the spa with fiberglass, which has a longer lifespan than the plaster that was used previously! We also replumbed the spa air jets to dramatically reduce the noise that they created, improving the spa experience both for users and nearby residences. The same vendor repaired the “soft” spots that had been detected in the bottom of the pool and reported by residents. Both the spa and pool are ready to go for the Summer pool season!



We now have half a year under our belts with our new Tennis/Pickleball configuration of 2 tennis courts with 4 pickleball courts overlaid on them. This reconfiguration of the courts was implemented last Fall, along with the installation of high intensity LED lights and an online app for reservations. We are pleased to report that the use of these courts has skyrocketed since we implemented these changes, and this has become one of the most popular amenities at Cantabria. Owners/residents have been instructed to ask their guests to park on the street to minimize the impact to the parking lot

Also since our last Newsletter, we have completed the update to the dog park! We have effectively doubled the size of the old dog park and are in the process of adding an extra bench in the shade for the use of residents. Unfortunately, it was reported that non-residents were using and abusing the dog park, so a combination lock was added to the gate as a temporary measure to keep out trespassers. As a reminder, please use the HOA-provided dog waste station to pick up after your pet, and do not allow your dog to urinate on the tennis courts poles or fence. Also, please do not let your dog dig in the ground, as it damages the grass and causes extra work and expense for the HOA. The second dog waste station is being relocated to a different area on the property, where residents have seemingly been challenged to pick up after their dogs.



Finally, 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 turn off all the lights after your party and remove your food from the fridge/freezer as our janitorial service has been instructed to empty out any leftover food and dispose of it as part of their regular clubhouse cleanings. Also, the HOA has established a Lending Library in the clubhouse, adjacent to the TV. Please feel free to donate books and take books to read!

Trash/Recycling, Bulk Items, & Organic Waste



Cantabria has an ongoing issue with large items (furniture, appliances, etc.) being dumped on the property. As our Rules and signage stipulate, this is against the rules, and anyone caught doing this is subject to fines and possible suspension of their common area privileges. Cantabria has to pay to have these items removed, and those unbudgeted costs lead to increased HOA dues. Please help us to manage our budget and minimize dues increases by not dumping 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. The City of San Diego will accept and dispose of these items for free! if you bring them to the Miramar Landfill.

We have noticed that the recycle dumpsters are often full to overflowing by the time pick-up day rolls around, and the main culprit appears to be cardboard boxes. Empty cardboard boxes can very quickly fill up these bins, which results in an overage fee from the trash service provider. Please break down your boxes before discarding them!



Now that Cantabria has the green organic waste totes on the property, residents should be placing their kitchen organic waste in these cans. Compostable green bags are permitted to be discarded in these totes. Disposing of kitchen waste down the drains leads to blockages, and costs the HOA when plumbers are called out to clear the drains. Any residents who cause a backup will be charged for clearing the line. So, please do your part to dispose of your organic kitchen waste in the green totes, and not down the kitchen sink!

On a related topic, the HOA has experienced longstanding issues with residents throwing items into the trash enclosures and missing the dumpsters. These items wind up on the ground, and creates an unsightly mess, and attracts unwanted pests. Also, the trash service does not pick up trash on the ground, which then creates extra work and cost for janitorial to clean these areas. The HOA is actively working to implement changes to make it easier for residents to properly dispose of their trash, to minimize these issues.

First, the HOA is exploring lowering the walls of the trash enclosures on the side where we want residents to stand when tossing their trash into the dumpsters. Lowering these walls will improve visibility for residents to see what they are doing, and also facilitate them getting their trash successfully over the enclosure wall and into the correct dumpster. Also, the HOA is exploring adding “guides” inside the enclosures that will force the dumpsters to be closer to the enclosure wall by where the residents stand, in order to minimize the opportunity for trash to fall in between the inside of the enclosure wall and the dumpster. We anticipate that these changes will be rolled out during the first half of 2025, and hope that they will make it easier for residents to dispose of their trash, and help keep Cantabria clean and tidy, and minimize unnecessary expenses in this area moving forward.

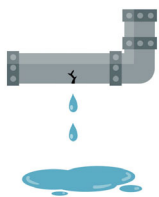
Finally, one of our neighbors is offering an onsite service to assist residents with their trash disposal chores. At their request, their information is provided below as a public service, but is not endorsed by the HOA.

Dear Cantabria Residents, I hope this message finds you well. My daughters and I, operating as QuickToss Binbuddy under HK Projects LLC, are eager to introduce a community service aimed at addressing our neighborhood's waste management challenges while fostering youth development. Addressing Waste Management Challenges We've observed that overflowing cardboard in recycling dumpsters leads to potential higher cost to HOA and unseparated recyclable attracts unauthorized scavengers. To mitigate these issues, we propose:

- Cardboard Management: Assisting residents in breaking down boxes to optimize dumpster space.
- Recycling separation: Helping the community with proper waste separation.
- Residential Trash Assistance: Providing convenient household trash collection services, saving residents trips to the dumpster particularly on the weekend. Currently, we offer pickups from Friday to Monday, 5:00 PM to 5:45 PM, at a special rate of \$20 per week. We are open to flexible pickup schedules with negotiable pricing to accommodate residents' needs.

Youth Engagement and Community Service This initiative allows my daughters to learn business acumen and responsibility while contributing positively to our neighborhood. For more details or to try this service, contact Kam To at (619) 598-5186, or kto@sandiego.edu.

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 carpet or 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. 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.
- If someone is breaking the law, please contact the police immediately. Please be reminded that the Board can only cite *residents* that are in violation of the governing documents, in accordance with the established fine enforcement policy. The Board cannot issue violations for things that are not explicitly against the rules. Please visit the website to view the most current Rules & Regulations.

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 Spring & Summer Season!

Cantabria—Board of Directors

