



Meadowview Community Association

January 2009 Quarterly Newsletter

President Update by Debra Thomas

Please join me in welcoming Barbara Brand and Terry Srodawa to the Board. These new board members fill positions vacated by Diana Lovett-Webb and Thomas Jeffrey. Board members Art Armijo, Jan Austin and Ellen Elish have served diligently as your community representatives for many years. At our December Board Meeting these individuals expressed their desire to step down from their positions on the Board. This enables three individuals to bring fresh ideas and outlooks to our Board in the next election. We are grateful for the time and expertise these members have expended for the betterment of the community. If you see these individuals, thank them for their years of service.

2009 Meadowview Election Board Candidates Wanted



The Annual Meeting of election of directors will be held on Tuesday, February 17, 2009. Directors serve for a two-year staggered term. This year Four of the seven positions on the board are up for election by the members. Board members whose terms expire are:

- Debra Thomas — Board President
- Jan Austin — Vice President
- Ellen Elish — Secretary
- Art Armijo — Director

Board members meet twice monthly on the 1st and 3rd Tuesdays of each month at 6:00 p.m., to conduct Association business. **If you are interested in running for a Director position, please contact the association office for a Statement of Candidacy form.** This completed form must be received by the association office by January 9, 2009 no later than 4:00 PM.

IMPORTANT DATES TO REMEMBER

Friday, January 9th, 4:00 PM: Candidacy Statements are due

Tuesday, February 3rd 7:00 PM: Meet the Candidates Night

Tuesday, February 17th, 6:00 PM: Annual Meeting (5:30-6:00 PM- Registration)

Saturday, Feb 21st, 10:00 AM: Annual Meeting (If no quorum is reached on the February 17th)

PLEASE VOTE! Please follow the election packet information carefully and send in your vote!

As required by law (Civil Code §1363.03) Associations are required to use inspectors of election to oversee their elections. The inspectors receive and hold ballots; hear and determine all challenges and questions regarding voting issues, determine when the polls close; and count the votes.

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Regular Session
(Open to Homeowners)
Tuesday, Jan 20th @ 7:30 PM
Tuesday, Feb 17th @ 7:30 PM (Annual Meeting)
Tuesday, Mar 17th @ 7:30 PM

Architectural Review Committee
(Open to Homeowners)
Tuesday, Jan 27th @ 6:00 PM
Tuesday, Feb 24th @ 6:00 PM
Tuesday, Mar 24th @ 6:00 PM
All Meetings are held in our Clubhouse

Meadowview Office

Cindy Jackson: Association Manager
cindymva@roadrunner.com

Linda LaCoste: Administrative Assistant
meadowviewhoa@roadrunner.com

Amy Wood: Common Area Maintenance

Phone: 951-676-4429

Fax: 951-695-2409

Website: meadowviewhoa.org

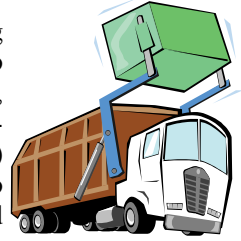
Office Hours: 8:00 am - 5:00 pm (M-F)
(closed for lunch 12 pm - 1 pm)

Please Report All Suspicious Activity to the Police Department 696-3000



Architectural Rules & Regulations Spot Light

TRASH Article X, Section 7: No trash may be kept or permitted upon the Properties, or on any public street abutting or visible from the Properties, except in sanitary containers located in appropriate areas screened from view, and no odor may be permitted to arise there from so as to render the Properties or any portion thereof unsanitary, unsightly, offensive, or detrimental to any other property in the vicinity thereof or to its occupants. Such containers may be exposed to the view of neighboring Lots only when set out for an reasonable period of time (not to exceed twelve (12) hours before and after trash collection hours). Residents may periodically place rental trash containers on or adjacent to a Lot for up to one (1) week in duration. Notwithstanding the foregoing, composting is permitted pursuant to Rules and Regulations adopted by the Board.



REMINDER !!! Placing reflectors on your trash can is helpful during the winter months.



COMMERCIAL SIGN REGULATIONS:

Garage sale: Signs must be placed in the morning and removed the same evening. Size may not exceed 9 square feet. **If you please directional signs, please remove them at the conclusion of the sale / event.**

During Construction: One contractor/landscape sign posted on the owner's property only during construction and must be removed upon completion. Sign may not exceed 9 square feet.

Home office: Signs identifying/advertising home based businesses, offices or services are prohibited.

NO SIGNS, FLYERS, POSTERS, OR ANY TYPE OF NOTICE CAN BE POSTED ON MEADOWVIEW STREET SIGNS, DIRECTIONAL SIGNS, OR COMMON AREA FENCING. These signs and fencing are owned and maintained by the Association. Posting of individual property owner's signs/posters/flags/banners are not allowed on any Association common areas or Meadowview entrances.

PARKING AND VEHICULAR RESTRICTIONS Article X, Section 5



AUTHORIZED VEHICLES: The following vehicles are Authorized Vehicles for residential lots:

- Standard passenger vehicles, including without limitation automobiles, passenger vans designed to accommodate ten (10) or fewer peoples, motorcycles and pickup trucks having a manufacturer's rating or payload capacity of one (ton or less).
- Authorized Vehicles may be parked on any portion of the Properties intended for parking of motorized vehicles.



PROHIBITED VEHICLES: The following vehicles are Prohibited Vehicles:

- Recreational vehicles (e.g. motor homes, travel trailers, camper vans, boats, etc.)
- Commercial type vehicles (e.g. stake-bed trucks, tank trucks, dump trucks, step vans, concrete trucks, etc.)
- Buses or vans designed to accommodate more than ten (10) people
- Aircraft

Any similar vehicle or vehicular equipment deemed a nuisance by the Board Except as provided in Section (10.8) Prohibited Vehicles may not be parked, stored, or kept on any public or private street within, adjacent to, or visible from the Properties or any other Common Area parking area except for brief periods for loading, unloading, making deliveries or emergency repairs, or unless *parked behind the forward-most part of the Dwelling Unit and adequately screened from view as determined by the ARC.*

GENERAL RESTRICTIONS

Subject to the restriction on Prohibited Vehicles, all vehicles owned or operated by or within the control of an Owner or resident of an Owner's Lot and kept within the Properties must be parked in the garage of that Owner to the extent of the space available; provided that each Owner shall ensure that any such garage accommodates at least the number of Authorized Vehicles for which it was originally constructed. No repair, maintenance, or restoration of any vehicle may be conducted on the Properties except within an enclosed garage, provided such activity is not undertaken as a business, and provided that such activity may be prohibited entirely by the Board if the Board determines that it constitutes a nuisance.

Property Rentals

Single Family Residence Article 10, Section 1

Each Lot shall be used as a residence for a single family and for no other purpose. An Owner may rent his Lot to a single family provided that the Lot is rented pursuant to a lease or rental agreement which is (a) in writing and (b) subject to all of the provisions of this Declaration. Any failure by the lessee of a lot to comply with the restrictions constitutes a default under the lease or rental agreement. In no event may a secondary residence be constructed or maintained on any lot. If you haven't already done so,

Please inform the Association Office by submitting a copy of the RENTAL AGREEMENT

The beauty of Meadowview is the open space, solid perimeter fencing is prohibited in the CC&R's.



FENCES Article X, Section 18 (d)

Perimeter fences must be quality constructed of posts and rails only, but may be lined with wire fabric. Other enclosures may be constructed of other materials, but cannot be closer than three (3) feet to the Lot boundary, nor forward of the forward most portion of the Dwelling Unit. All fences must be constructed in a thoroughly professional workmanlike manner, using new materials, and properly finished. **Chain link and solid fencing are prohibited for use as perimeter fencing.**