



# NORTHWOOD II

November 4, 2008

Dear Members of Northwood II Community Association:

On September 18, 2008, a letter was mailed to each member of the Northwood II Community Association notifying you of proposed changes to the Pool Hours, Violation Procedure and Fine Policy as well as the implementation of a new Safety and Parking Improvement Program (SPIP) in accordance with California Civil Code 1357.110. The notice provided the opportunity for each member of the association to respond with comments on the proposed changes.

The Board would like to thank everyone for their input as well as the attendance by numerous homeowners at the October Board meeting to discuss the proposed changes. After review and consideration of the responses received from the community, the Board made a resolution at their October 22, 2008 Board of Directors meeting to adopt the proposed Pool Hours, Violation Procedure and Fine Policy as proposed. Effective immediately, the community will be enforcing the Pool Hours and implementing the new Violation Procedure and Fine Policy.

The Safety and Parking Improvement Program (SPIP) was approved with amendments based on homeowner feedback. The SPIP will be rolled out over the next few months. Enrollment information will be mailed to all homeowners in early December and will allow for a 60 day registration period. After the enrollment process is complete, a 30 day 'courtesy reminder only' period will begin to help residents with the transition. Full enforcement will commence following the 30 day reminder period.

Please place this copy in your records with your CC&Rs and other important association documents. Should you have any questions regarding the new Pool Hours, Violation Procedure and Fine Policy or SPIP, please feel free to contact Deborah Serrano at PCM at (949) 465-2440 or via email at [dserrano@pcminternet.com](mailto:dserrano@pcminternet.com).

Sincerely,

Northwood II Community Association  
Board of Directors

## NORTHWOOD II

### Safety and Parking Improvement Program (SPIP)

1. Enforcement of the two vehicles in the garage rule per CC&Rs (7.4.3 and 7.4.4).
2. All overnight street parking will require a permit (small generic window decal).
3. Overnight street parking enforcement to be conducted in the early morning hours. Daytime street parking is not affected by this program.
4. Enforcement of parking rules conducted by our security company through the use of citations and towing.
5. New residents granted 30-day safe listing to register & receive decals.
6. Program funded entirely through annual fees charged to permit holders. There is no cost to residents not requiring a permit. Fee schedule:

Permit	Annual Fee	Cost per month*
1st	\$100	\$8
2nd	\$150	\$13
3rd	\$300	\$25
4th	\$500	\$42

\* cost per month provided for information purpose only

each additional permit increases by \$250 per permit

1. Registration information required for all vehicles when requesting new or renewal permits. Company vehicles registered to an off-property address will require verification on company letterhead.
2. Vehicles without permits may be “safe listed” for up to 10 days per moving 90 day window. Safe listing is for guest or homeowner vehicles needing temporary overnight street parking and may be done via internet or telephone.
3. Vehicles without permits or safe listing are subject to citation and tow. Warning citation issued on 1<sup>st</sup> and 2<sup>nd</sup> violations and vehicle towed on 3<sup>rd</sup> violation during a moving 90-day window.
4. Garage inspections maybe required. Inspection fee charged to homeowner at \$25 per inspection.
  - a. Variances for permits including but not limited to oversized vehicles & handicap parking will require a garage inspection at issuance and subsequent renewals.
1. All other existing parking and Community vehicle safety rules such as wrong way parking, blocking sidewalks, blocking fire hydrants, parking in fire lanes, blocking sidewalk access ramps and storing vehicles on the street (72 hour rule), are still in effect and will be enforced through warning citations, fines & towing.
2. Up to two motorcycles (displacement of 1000 cc or greater) are considered one vehicle for permit purposes.

11. Northwood II parking rules will be enforced by the community's Violation Procedures, and failure to comply could result in fines, and, in some cases, the towing of the violating vehicle at the owners expense. Vehicles parked in fire lanes are subject to immediate towing and/or ticketing by the Irvine Police Department.

**Pet Guidelines:**

The following rules are intended to supplement the restrictions set forth in Section 7.9 of the CC&Rs:

1. Pets must be on a leash or within an enclosed pet carrier at all times when in the common areas. All animals must be under control at all times.
2. Residents are responsible for any damage to the common areas caused by their pets. They may be assessed and/or penalized by the Board of Directors.
3. Pet owners must pick up after their pets on all community property including, but not limited to, all common areas, any adjacent streets and landscape and at all parks. Waste droppings must be deposited in an appropriate waste container. Any resident not complying with this provision may be subject to fines.
4. No person may allow an animal to bite, attack, endanger, or inflict injury on another person or animal, or chase or approach an individual in a menacing fashion.
5. An owner is subject to fines or penalties if any pet becomes a nuisance to other residents through barking, howling or other noise.

**Pool Rules:**

1. Pool Hours:  
Sunday – Thursday: 7am – 10pm  
Friday & Saturday: 7am – 10pm
2. A resident and/or homeowner shall be responsible to the Association for any damage caused by his or her guests. All guests must be accompanied by a resident at all times.
3. Residents are limited to six (6) guests per household while using the pool area and must accompany guests at all times.
4. Pets are not permitted in the pool areas.

4. All decorations are permitted up to one month prior to the holiday and must be removed within 15 days after the holiday. All holiday decorations celebrating holidays in December must be removed by January 15 of each year.

**Violation Procedure and Fine Policy:**

The Board of Directors has adopted the following violation procedure and fine policy:

First Infraction:	Warning letter outlining violation, 21 day cure time
Second Infraction:	Notice of Hearing and fine of \$100
Second Fine:	\$200
Third Fine:	\$300
Additional Fines:	\$100 increments up to \$800 per month.

The Board reserves the right to assess for damage to the common area or threat of life and safety in excess to the above policy.