

News at Brittan Heights

A Newsletter for the Owners and Residents of Brittan Heights Condominium Association
June 2018

Site Inspections

Random site inspections of the property are conducted by management for the purpose of keeping the Association free of all possible and/or potential hazards and maintaining a uniform appearance. Homeowners and residents are asked to comply with the requirements of the letters as they are intended to assist the community in maintaining property values.

Your personal efforts are always greatly appreciated by all concerned as Management does not like to write the letters and the Board of Directors would prefer not to conduct violation hearings.

Everyone gains from that effort, and rest assured that no one is being "singled out" when they receive our letters.

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Architectural Modifications

The Board of Directors would like to remind homeowners that an architectural application must be submitted for review to the Board of Directors for any of the following changes in your unit:

- Installing hard flooring in the unit
- Replacing windows
- Remodeling bathrooms
- Remodeling kitchens
- Creating an opening between the kitchen and the living room
- Removing 'popcorn' ceiling
- Installing screen doors
- Replacing air duct pipes
- Any action that involves cutting into the interior or exterior or wall surface

Upcoming Event
Board Meeting is
Wednesday, July 18, 2018
Association Clubhouse
At 6:00PM

-Use of Common area attic space

Please note that not all the items that require approval from the Board are listed here. Therefore, please contact Management before you proceed with any changes to make sure you are within compliance.

BBQ Regulations

Reminder that burners and other open-flame cooking devices (e.g., barbecues) having an LP gas container with a water capacity greater than 2.5 pounds are prohibited, per California law, as are all charcoal grills. All such devices must protect the floor from grease and ashes, and they must be confined to individual patios and decks.

Any unit found in violation of the fire code will be brought in immediately for a disciplinary hearing and potentially fined.



Plumbing

This is a reminder to all residents about how important it is to consider what you are putting down the drains. Sewage backups are an ongoing issue in the community. This becomes a serious concern not only for the lower level units that end up with raw sewage overflowing into their units, but to all homeowners. When this happens, the Association ultimately has to pay to clear the back up and restore the damaged unit as well.

Plumbing features in the buildings at Brittan Heights are connected. So what you put down your sink or toilet ultimately affects everyone in your building. The following primarily relates to toilets in multi-unit dwellings such as yours.

Following these rules saves everyone money, and the inconvenience of a plumbing call.

Do flush:

1. Human waste and minimal amounts of toilet paper.

Do Not Flush:

1. Dental floss
2. Q-tips
3. Paper or cleaning towels
4. Baby wipes
5. Feminine hygiene products or applicators
6. Contraceptives
7. Diapers
8. Kitty litter
9. Fish tank gravel

The above stated items should be disposed of properly in the trash, never in the toilet.

In addition to these items, a reminder that putting fats, oils and grease (FOG) or any food scraps down the drain and waste disposal can also be very harmful to the drainage system. These oils and grease can solidify and build up over time and clog the pipes.

Putting FOG down the drain can also have a monetary impact not only in the community but also for your unit. Clogged drains result in backups that if sometimes are not caught can damage an entire unit. So please consider what you are putting down the drains.

We also recommend that all units, but especially those units on the ground floor, run hot water down their sinks at least once a week for a period of ten minutes to help dissolve any residue in the pipes, from units above them, whether you use your kitchen sink or not.

Parking

Please note that all residents are to park their first vehicle in the assigned carport area. Residents with a second vehicle may park in the open unassigned spaces for a maximum of 72 consecutive hours. Cars must be moved or they will be towed without notice. Additional vehicles MUST be parked on the city streets regardless whether or not they belong to the resident, guest or service personnel that may be visiting your home. If you plan on being out of town over 72 hours please inform management.

Vehicle Maintenance

If your vehicle leaks oil, you are required to repair it even if the vehicle is parked in the carport. Placing an oil pan under the vehicle should only be a temporary solution and residents are expected to repair the vehicle.

Residents who allow a vehicle to leak oil are in violation of CC&R §7.12 and may be fined. Please look around your parking place or carport to make sure your vehicle is not leaking oil.

If you notice a vehicle leaking oil, please get the make, model, color and license plate and report it to management.



2018

Brittan Heights Condominium Association Board of Directors

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