

LA TIERRA CONDOMINIUM ASSOCIATION
c/o Vision Community Management
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Community Updates and Newsletter May 2018
Special Notice RE: Insurance Requirements/Dryer Vent and HVAC Cleanout/Pet Policy

Dear Owners and Tenants:

The Board of Directors of La Tierra Condominium Association would like to keep you informed of several updates and policies implemented in our community to help protect your property and the property of your neighbors. We need your help and cooperation.

- 1. INSURANCE REQUIREMENT:** Enclosed please find a Resolution regarding an important new insurance requirement for 2018 that was approved by the Board of Directors signed on April 13, 2018. The Resolution requires all owners to obtain insurance for their units, fixtures, furnishings, cabinets, appliances, and other personal property, and to cover their damage that they would be responsible for to common elements, guests, tenants, licensees, and invitees, and damages to other property owners. You are now required to name La Tierra Condominium Association on your insurance policy as an additional insured. Enclosed you will find a specific letter from our management company regarding this matter, along with a verification form for you to fill out, sign, and send back in the envelope provided for that purpose. Thank you for your attention to this matter. We have had some water heater units that have leaked and caused damages to the owner's unit and the units below them. We are requesting you check your water heater monthly for leaks, if not more often, and if the water heater is replaced in the future that it be replaced with a container pan that has a drain system installed to catch the leak and have it drain outside the building. The drain system can be approved by the Board of Directors with your contractor. Another important way to protect your and your neighbors' property is to install steel-braided tubing to toilet tanks, washer hoses, and other tubing to refrigerators or appliances, including the connectors underneath the sinks. Finally, if you leave your property for longer than seven (7) days, the owner should shut off the water to the residence. If you are gone for longer than two (2) weeks, we recommend you have someone come to do weekly inspections of your property. Please note the policy on how to report damages or leaks: Notice should be given to the Association's management agent immediately of any leaks and for any potential claims, and our agent will handle that procedure with our insurance company. You should make your own claim with your own insurance company. If you do have a leak, you should notify your neighbors on all sides immediately, so they can check for any water leaking into their units.
- 2. PET POLICY:** Effective September 2016, the Board of Directors passed a pet policy, a copy of which is enclosed. Also enclosed is a 2 page Pet Registration Form that we are requesting you to fill out and return with your insurance information.
- 3. DRYER VENTS/HVAC DRIP LINES:** Effective September 2015, the Board of Directors adopted a policy that was in the CC&Rs to make sure that your dryer vents and air conditioning condensation lines were cleaned out. This is a requirement of the CC&Rs that you do on an

annual basis and provide proof to the association. This proof can be provided each year by a copy of paid invoice to a service provider or by providing a copy of the certification form enclosed. Please note there are two forms, one for each procedure. You can do this work yourself or hire it professionally done. We just need certification that it is done. This protects your neighbors and yourself from moisture and fire problems that could cause damage to your unit and surrounding units.

***Upon the completion of each form, please return to the community email address LaTierra@WeAreVision.com. You can also fax it in to 480-759-8683. If additional copies of each form are necessary, please visit www.wearevision.com to obtain new ones.**

4. **UPGRADES:** We have made the following upgrades:
1. Replaced all the sprinkler systems throughout the units to provide more efficient water coverage at a lower flow to save money on water costs and avoid overspray on vehicles and other areas. We have also done new driplines to our bushes and trees. Hopefully, this major improvement will show results of beautiful trees, bushes, and flowers in our community.
 2. We are currently in the process of upgrading and re-wiring the electrical wiring to our common areas, so there will be less power outages. We have replaced all light bulbs with LED lights for more efficient lighting, which also provides for better lighting and longer life.
 3. The workout room was recently painted.
 4. You will notice that our grills have had timers placed on them so that the gas will automatically shut off after 1 hour, so we don't have grills left on over night wasting gas and possibly burning up the units.
 5. You may have noticed we have had to take some pine trees down. We are trying to replant as we go. Those pine trees have become susceptible to a blue stain disease, which is a virus that affects the trees and cuts off the water supply, causing them to die. The same will occur with bushes, as we now have our updated sprinkler system.

Very truly yours,

Board of Directors
LA TIERRA CONDOMINIUM ASSOCIATION