

2011-11-20 2011-11-20 2011-11-20

# PARK MEDITERRANIA

Homeowners Association

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March 2011 (1 OF 2 MARCH FLYERS)

Dear Homeowners (especially those that are new to Park Mediterrania):

The Home Owners Association (HOA) has been receiving calls from homeowners for repairs to their properties. This situation has alerted the Board that there are many homeowners that do not understand the difference between a Condominium and a Planned Unit Development (PUD). All of the properties at Park Mediterrania are PUDs.

In a Condo you own from the paint on the inside walls, in; the Association owns the structure. In a PUD, each owner actually owns the entire building, including the ground it sits on. That ownership extends to the edge of the sidewalk or the beginning of the lawn, whichever is closest to your home.

Your HOA dues pay for the expenses of maintaining the common areas of the complex that the HOA is responsible for; like the grass areas, pool and driveways. The HOA is not responsible for any repairs to your home with the exception of the roof. The roof is common to the respective buildings and as such the HOA maintains these. The HOA is also not responsible for any damages done to your properties regardless of the cause. All repairs, except roofing, and damages that a property sustains are the sole responsibility of the owner. This would include damage that may be caused by any outside force such as a workman walking on the roof and breaking tiles or a tree falling on the roof.

The HOA does not cover any kind of water damage that may be caused by the leak, we only fix the leak! Those things may be covered under your insurance policy. If the HOA were to pay for those things, your dues would be much higher than \$125.00 per month.

The HOA does not repair or replace any wood trim on your home. If you have a sprinkler that hits your home, it is your responsibility to call the Management Company to ask the landscapers to adjust it or cap it. It is not the HOA responsibility to inspect your personal and private property other than to insure that you are in compliance with HOA CC&R's and Rules & Regulations as is required by those documents. Your home is yours! It is your responsibility to take care of it.

Your dues DO pay for termite eradication on your property. The outside of your property is treated monthly. If you find indications of termites in your home, call the Management

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Company and request service. There is no charge for that service. The Termite Company does offer you a service that rids you of other pests at a reduced cost. You are not required to use that part of the service. This termite service **DOES NOT** pay for any type of termite damage repair. All repairs are up to the homeowner.

Finally, a reminder about trash. Even though we have communal trash bins, you are basically allowed the same level of service you would have if the trash company picked up at your house and billed you directly. You are allowed the equivalent of one 60 gallon garbage can per week.

No dumping of furniture. No dumping of any construction materials. No dumping of old carpet. No dumping of old mattresses. No dumping of shelving. No dumping of old appliances (refrigerators, washer/dryers, television sets etc.). No dumping of green waste (removed trees or bushes).

If you are discarding empty cardboard boxes, please break them down so a few boxes will not fill the trash bin.

Absolutely no dumping of large amounts of discarded items as when you clean the garage or move out. All of these items cost the HOA extra money to haul away. We all pay for that and if it continues to be abused, we will have to raise dues to cover the cost. We do not want to do that. If you need to throw away any of those kinds of trash, call the trash company and request a special pick up or bin. YOU pay for that personally.

Sincerely,

Park Mediterrani HOA

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