

Mountainview East Phase II Spring Reminders

It is that time of year to start spring cleaning!! These reminders are being sent to **all residents**.

Please take the time to read the following so you are aware of your responsibility as a resident.

Work in your unit (A/C, Windows)

- Contact the Board of Managers to complete the necessary paperwork and required security deposit
- Violation of the above will result in fines

Window Air Conditioners and Window Fans are prohibited

Work involving common elements

- Board of Managers permission is needed
- Licensed and Insured Contractors must be used
- Building material must be disposed of by the contractor (not to be placed in the community's garbage sheds)
- Violation of the above will result in fines

Decks

- cannot be used for storage
- nothing should be hung over deck railings
- **NO GRILLS (propane, charcoal, or electric)**
- Violation of the above will result in fines

Hallways

- Floor mats only; all other items will be removed by the Association

Exterior Entrance Ways

- No personal items are to be left at the exterior entrance – the Association will remove them.

Cigarette Butts

- Do Not Discard in common areas or planters – Extreme Fire Hazard
- Violation of the above will result in fines

Pets

- Dogs are to be leashed at all times
- Pets are not allowed to relieve themselves in any common areas other than the designated dog walk areas
- Waste must be disposed of in the doggie stations
- Cats cannot roam freely throughout the complex
- Violation of the above will result in fines

E-Bikes – Lithium Batteries – not to be charged or stored in common areas

Storage/Basement

- Items must be placed in storage bins
- No hazardous/flammable materials are to be stored within the storage bins

Garages

- E-bike not to be left in the garage while charging
- No hazardous/flammable materials to be stored in the garage

Trash Collection

- 4 times a week
- Place trash in appropriate bins (trash/paper/bottles cans)
- Trash is not to be left outside any unit
- Cardboard boxes must be flattened
- Bulk items are not to be left in dumpsters
- Recycle electronic equipment – these items can be disposed of at the Fire Training Center Pomona. The attached pamphlet lists the facility's hours and outlines what items they accept

Dryer Vent Cleaning

- Dryer vents must be cleaned every two years by a licensed and insured contractor and a receipt for the cleaning must be submitted to the Association
- Violation of the above will result in fines

Other Important Information

- Hot water tanks usually last 7-10 years. If you know your tank is older than that it is a good idea to replace it prior to it failing
- Never leave appliances running while not at home
- Do not pour grease or food down the drain as it will clog the pipes
- Do not slam your door when entering or exiting your unit. Be mindful of your neighbors and close your door gently.

These are a few rules for everyone to review. Attached is a copy of the Rules and Regulations which includes the schedule of fines.

On behalf of the Board of Managers, Management, and your neighbors, thank you for helping to make Mountainview a safe and great place to live!