



PEPPER TOWNEHOMES NEWSLETTER



Welcome!



We want to welcome any new owners. We hope you will be happy in our community! We encourage all owners to attend the bi-monthly Board Meetings.

If you have any questions regarding the rules and regulations, or would like to see how the Board operates, these meetings are a great resource.



Meetings are generally held every odd numbered month. Please keep an eye on the bulletin boards for the agenda and meeting information.

360 Community Management is available by phone Monday - Thursday, 8 a.m. to 6 p.m. If you have any questions or concerns that cannot wait until a meeting, please contact their office at 619-270-7360 or info@360hoa.com. Their offices are open to visitors by appointment only.

Here Come the Holidays!



Holiday Decorating Contests

Do you love decorating for the Holidays?
Would you like recognition for your
hard work?



Get those decorations ready, because this year, \$25.00 gift cards will be awarded to the three (3) Best Decorated Houses, for both Halloween & Christmas/Hanukkah! The Halloween judging will take place on or after October 26th and the Christmas/Hanukkah judging will take place on or after December 18th so be sure to have your festive decorations up before then!





If you receive a letter from the HOA please respond in writing within 30 days. By responding you will let the Board know of your intentions and may avoid receiving more letters. You may respond via regular mail or email to reply@360hoa.com.

Architectural Applications

If you are planning on making changes to your home, please remember to obtain and submit an Architectural Change Request form, **prior** to making the change. Any exterior modification requires approval, including, but not limited to:

- ◆ Window/door replacement
- ◆ Solar Installation
- ◆ Carport Gate/Fence
- ◆ A/C installation



The Board of Directors will review your form with regards to the standards laid out in the CC&R's and the Rules and Regulations.

Architectural Change Request forms can be obtained by contacting 360 Community Management or on the Association website at: <http://www.peppertownhoa.com>



Security Screen Doors

Maintenance of security screen doors is the responsibility of the individual homeowner. If your door is faded (generally black doors) or rusted (all doors), please paint it with the appropriate paint, to avoid receiving courtesy notification (violation) letters!



Guest Parking

As you may know, each guest must have a parking pass to park overnight in any of the open parking spaces within the complex. Each unit is allowed up to 15 parking passes per month.



If you have already registered, please visit ReliantParking.com or use the Reliant Parking app to obtain the passes. If not, please contact the Management Company to register for Reliant Parking use.

If you are unable to print the "Instant Guest Parking Permit", you can write down the Permit Number on a piece of paper and place it VISIBLY on the dashboard of the vehicle. At the beginning of each month, the allotment of Instant Guest Permits will reset to fifteen (15) days.

Please ensure that either the printed pass or the pass number is visible at all times when parked in the guest parking overnight. We don't want your vehicle to get towed!



Rainy Season Checklist

As we approach the fall/winter rainy season, please remember to check your ceilings, windows & doors after the first big rain of the year. Checking this promptly after the first big rain every winter ensures that we minimize any damage and hopefully catch it before mold or mildew set in. Please be aware that the HOA will make any necessary roof repairs, but any interior damage is owner responsibility.



Also, please remember to notify 360 Management if you see any significant pooling of water on the property during a rainstorm, especially if it is near any buildings. We have done a lot over the years to improve the drainage on the property, but we need to remain vigilant to avoid any future issues caused by rising water.

Community Courtesy

The Pepper Townhomes community is a great place to live. We can all help maintain the quality of our neighborhood by practicing community courtesy.

- Toys, bikes, and sporting equipment should not be left in common areas, on walkways or in the parking lot. Any personal items left in common areas may be removed and disposed of **without notice**.
- Please be considerate of your neighbors by keeping excess noise to a minimum. We live in close proximity and noise is easily heard between units especially during warm weather when your neighbors may have their windows open.
- **Please do not throw or leave trash or cigarette butts in the common area at any time.**
- The volunteer member's time should be respected and all Board Members may only act as a Board Member **at a meeting**. Outside of that, they are homeowners just like you. If you have any issue to report, please contact the Management company. Please also remember, that tenants with any issues or concerns must contact the owners of their unit.
- "If you see something, say something!" Please report any issues **to the Management company**. Don't assume that someone else has reported it!



Pests & Animals

Living in Santee means that our community has its share of mice, rats, & raccoons. This seems to have been made worse by the clearing of the land for the new development next door.

Items such as birdseed, pet food, and water will attract these critters. To help reduce the amount of pests, please do not keep these items in your yard.



While the HOA has rodent bait stations, if you are using additional poisons to help combat the rodent problem, please do not place these items in front of your home, as many residents in the community walk their dogs around our neighborhood.

Bulk Item Trash Pickup

Waste Management will pick up bulk/large items up to 4 times per year for each resident at no cost.

Residents may call Waste Management directly at 619-596-5100 to schedule pickup. Do not leave bulk/large items anywhere on the property.



Pets

At Pepper Townehomes we love our pets! Here are some guidelines to ensure that our pets and our community stays healthy:

- Dogs are not allowed to roam freely in the common area.
- **Home owners at Pepper Townehomes respect each other and pick up after their pets in the common area. This keeps our neighborhood clean and neat.**



- Pet noise should be kept to a minimum. **This includes dogs that bark while left alone during the day. Please ensure that noise cannot be heard outside of your unit.**

Residents may call Animal Control at 619-299-7012 to report any animal issues, including noise complaints.

We strongly encourage all residents to report any aggressive animal behavior to Animal Control immediately. Prompt reporting of this type of behavior may reduce the risk of future incidents.



Your HOA Board

Ashley Borja
Robert Reed
Jim McCorkle
Anthony Evans
Tina Wick
Rhonda Bellavia
Kellie Spurgeon

Community Manager

Rachael Robenolt
Please contact
360 Community
Management with any
questions or concerns at
619-270-7360.



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