

# Subjects and questions for Dec. 10, 2019 HAC Advocates Committee meeting with Management

## 1.) Solar issues

Q.) When will the solar project be completed?

A.) *It is pretty much completed now, except some broken curb stoppers haven't been replaced yet.*

Q.) Is there a plan to add lighting under solar panels that cover parking spaces?

A.) *This will be brought to the owner's attention. It is a safety issue. (Diane Hanson claimed there are some street lights missing. Bob Markley said he believes there used to be, and should be, a street light at every third house. Are there?)*

Q.) Will the park owner be selling electricity to the residents?

A.) *Yes, at the same rate as SDG&E.*

Q.) When will the torn-up grass be repaired?

A.) *The park will re-landscape damaged areas including tree stumps and grass. They need to get a map created next week and need to get 2-3 proposals from different landscapers.*

Q.) When will the piles of sand, etc. at some solar installations be removed?

A.) *They were unaware of any piles of sand and will walk to park and check for such piles.*

Q.) Will there be trees planted to replace the 50 or so cut down/? If so, when and what type?

A.) *Possibly. Some tree roots are damaging the street near the tennis court. If tree roots are damaging streets, the trees may be removed. Christina seemed focused on removing the pine trees at the tennis court.*

## 2.) Trash bins

Q.) Impaired homeowners have difficulty lifting the trash bin lids and lifting trash high enough to clear the top edge of the bins. This can be especially true of discarded appliances. Can anything be done about that?

A.) *Impaired homeowners need to get a neighbor to help them.*

## 3.) Clubhouse 1 issues

Q.) What is the WiFi password for this clubhouse?

A.) *They will ask about WiFi.*

Q.) When will the hood and exhaust fan over the griddle be cleaned?

A.) *Residents need to clean the kitchen better after using it. Management will look into drips from the exhaust system. Management will also make sure paper towels and cups are replenished.*

Q.) Will this clubhouse be painted in the foreseeable future?

A.) *This subject was not addressed in the meeting.*

Q.) Doors and windows are very dated. Can they be replaced?

A.) *Management needs to address doors and windows.*

#### **4.) Clubhouse 2 issues**

Q.) When will the outdoor grills that were removed, be replaced?

A.) *Management will address the grills issue.*

Q.) When will the hood and exhaust fan over the griddle be cleaned?

A.) *Same answer as for clubhouse #1.*

Q.) Will there be covered storage for the park's tables and chairs instead of exposing them to the elements? If so, when?

A.) *Management claims that all indoor storage areas in both clubhouses are being used by residents for such things as pool rooms, table tennis rooms, libraries, etc. Clubhouse #1 has indoor storage for tables. We discussed using the clubhouse #1 pool room as the park's pool room and using the clubhouse #2 pool room for storage.*

Q.) Will this clubhouse be painted in the foreseeable future?

A.) *Same answer as Clubhouse #1.*

Q.) Doors and windows are very dated. Can they be replaced?

A.) *Same answer as Clubhouse #1.*

Q.) When will the pool heater be repaired?

A.) *It has been repaired.*

Q.) Sign in front of clubhouse gives incorrect hours the office will be open. This was pointed out to management shortly after the hours were changed (at least a year ago). When will this sign be replaced?

A.) *It will not be replaced. Officially, the office is closed for an hour at lunch time. Unofficially, it is usually open if there is someone who can staff it.*

Q.) Clubhouse 2 has been an informal storage area for mobility equipment such as canes, walkers, etc. Can: a section be walled off in one of the rooms to store such equipment without fear of theft

or

Q.) Can a shed be located somewhere in an unused section of the RV storage lot for storage of such equipment?

A.) *Management does not want to store such equipment. HAC or the Wellness Committee can have it, otherwise it should be disposed of. Homeowners*

*should donate their unneeded items, not put them in the clubhouse. What is there now is available to any homeowner who wants it. Soon the leftover items will be removed.*

**5.) Water meters**

Q.) Will individual water meters be installed at each home? If so, when?

A.) *Individual water meters will be installed in the near future.*

Q.) How much will the monthly rent be reduced, in accordance with state law (MRL)?

A.) *It is unknown how much the rent will be reduced. Management will follow the MRL.*

**6.) Power outages**

Q.) Will there be any more planned power outages for the solar project or any other known reason? If so, when?

A.) *No power outages are planned.*

**7.) Water shutoff valves**

Q.) When will these be repaired and brought up to code so that the entire park's water does not need to be shut off when there is a problem somewhere in the park?

A.) *Management has located all the valves. 1-2 are now under concrete. Management is working on this issue and will fix the system. Water may need to be shut off to fix it, maybe more than one time.*

**8.) Phase 2 gate to the street**

Q.) Who has a key to unlock this gate in case of an emergency?

A.) *Management has the key, and realizes this gate should be open in an emergency. It is identified as an emergency gate on management's park map.*

Q.) Can we have more than one person possessing a key?

A.) *Management will install a lock box for the key and put the box under HAC control.*

**9.) Management Christmas party**

Q.) In past years, management provided a free Christmas party with lots of food, free-flowing champagne, live music, and numerous door prizes. It was held on a Sunday morning around the middle of December, and all residents and their guests were invited. The Mayor and some City Council members attended and poured many bottles of champagne. Will this be resurrected?

A.) *Management will consider arranging some sort of Christmas party next year. Residents should be willing to help. It may be some sort of pot luck.*

**10.) Access to RV storage lot**

Q.) When will residents be allowed to return their RVs to the lot?

We were told we could get the same spaces that we had before. Is that still true?

A.) *The lot will be available to residents very soon. Management will check on residents getting back the same space they were in before.*

Q.) Will the RV space rent be increased? If so, when and by how much?

A.) *Management will check on this point.*

### **11.) Parking in center strip of main driveway**

Q.) The rule against this has been ignored for a long time by certain residents, but the rule has been repeatedly abused by certain residents while the RV lot has been used for the solar project. One particular abuser has been reported to management repeatedly, but continues to ignore the rule. What will be done about this?

A.) *The repeat offender has been told that there will be no more warnings for him. His vehicles will be towed the next time.*

Q.) Can it be possible to get one-night permission to park in the center strip if management OKs it?

A.) *Management will research into this question.*

### **12.) Clubhouse booking**

Q.) If a clubhouse is booked for an event that will not take all day, will it be possible to also book the same clubhouse for another event taking place during other hours that will not conflict with the first booking?

A.) *There have been problems in the past when two events were booked on the same day, when the organizers of the first event did not adequately clean up after themselves after the event. From now on, there will be only one event per clubhouse per day, and no events, or even setups, will be allowed in clubhouse #2 during hours the office is open.*

## **OTHER SUBJECTS BROUGHT UP BY MANAGEMENT, BUT NOT ON THE AGENDA**

Management will be doing many lot inspections in the near future, and will be issuing 14-day notices. This will be done in sections. Homeowners will be notified when, and given a checklist of items that management will inspect. Notices will then be sent out and the homeowner will have 14 days to comply.

Management wants to separate park business from other stuff in the office area of clubhouse #2. HAC and other organizations must remove all literature, storage, etc. from the desk area in front of the window. HAC can have the wall space on the other side of the little wall next to the desk (where the AED box is), and can use a bulletin board on that wall and have a table in front of it. HAC and the newsletter will have to relocate their mailboxes to that area, and can use the bulletin board currently on the card room wall if they want. Management will relocate their coffee maker, etc. to the kitchen.

Diane asked Management to review the Evacuation Plan.