

PEACOCK HILLS NEWS



**A DEDICATED SENIOR COMMUNITY
FOR 55+ YEAR OLD RESIDENTS**
***Our MISSION "Ensure Members; a Friendly,
Safe, Financially Stable Senior Community"***

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FLASH EDITION

www.peacockhills.org

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AGENDA FOR ANNUAL MEMBERS MEETING APRIL 16TH 2PM AT SAINT MARGARET PARISH. 4300 OCEANSIDE BOULEVARD

1. WELCOME

Meeting Purpose: Annual opportunity for Members to share what's on their minds with the Board of Directors. There will be no votes or binding action unless a quorum (461) is present.

2. INTRODUCTIONS

New Board Member appointments, Bob Day and Ray Miller, filling unexpired terms created by the resignations of Clem Beck and Martha Winters.

3. ACKNOWLEDGE

Clem & Martha's service

4. SIGN IN & HOLD HARMLESS

5. MINUTES (handout)-Beverly Hanson

6. FINANCIALS (Handout)-Patti Lynch-Greene

7. RULES COMMITTEE.

VIOLATIONS REPORT-Ray Miller

8. ARCHITECTURAL COMMITTEE.

Bob Day, Report

9. WELCOME TEAM. Marjorie Forbes. Report.

10. OLD BUSINESS

Train noise addressed with the City
Audit Ordered (May '07)

11. NEW BUSINESS

- A. Church rent increased (\$50 Executive Board Meetings and \$100 for Open meetings)
- B. Scanner purchase for digitally recording photos, age surveys etc to lessen paper filing.
- C. Member Petition Response
- D. FLASH ALERT-VIOLATIONS PROCESS (handout)
- E. Staff Job - Applicants Report.
- F. Street & sidewalk repair requested

12. OPEN MICROPHONE GUIDELINES FOR MEMBERS

- A. Initial 3 Minute allocations for each speaker until all have spoken once.
- B. Second 3 Minutes permitted until all have spoken twice
- C. Third 3 Minutes permitted with Member approval.

13. OTHER BUSINESS.

14. ADJOURNMENT.

Please Plan to Attend... This is Your Opportunity to Share Your Issues and Learn What's Happening in Your Community

**“FLASH ALERT”
IT’S TIME FOR SPRING CLEAN UP & FIX
UP
IN PEACOCK HILLS**

**WE HAVE SOME OBVIOUS LANDSCAPING, PAINTING,
AND DETERIORATING DRIVEWAY CHALLENGES
IN PEACOCK HILLS**

**FORTUNATELY MOST OWNERS SHOW PRIDE IN THE
UPKEEP OF THEIR HOME
UNFORTUNATELY SOME DO NOT!**

**THEREFORE
THE BOARD OF DIRECTORS, AS REQUIRED BY CC&R
ARTICLES 4,8 & 12, WILL BE SENDING
‘GOOD NEIGHBOR NOTICES’
TO ENCOURAGE OWNER MAINTENANCE**

**HOPEFULLY THIS WILL CAUSE OWNERS TO
ADDRESS THE ISSUES LISTED IN THEIR
*‘GOOD NEIGHBOR NOTICES’***

**FINES WILL BE LEVIED FOR
NON-COMPLIANCE WITHIN 30 DAYS FOLLOWING THE
VIOLATION NOTICE HEARING**

**AN EXAMPLE: THREE NON-COMPLIANT NOTICES FOR
THE SAME ISSUE COULD RESULT IN FINES TOTALING
\$900. PLUS LEGAL FEES
REMEMBER. OWNERS FINE THEMSELVES**

**WE ALL BENEFIT FROM COMPLIANCE
PLEASE DO YOUR PART - BE A GOOD NEIGHBOR
*THE DIRECTORS, PEACOCK HILLS SENIOR COMMUNITY***

FLASH ALERT CC&R SUPPORT DATA (EXCERPTS)

ARTICLE 4. MAINTAINENCE OBLIGATIONS OF OWNERS

It is the obligation of each Owner, at such Owner's sole cost and expense, subject to the provisions of this Declaration requiring Board approval, **to maintain, repair, replace and restore all improvements located on his or her Lot and the Lot itself, in a neat, sanitary and attractive condition.**

If any Owner permits any Improvement on his or her Lot to fall into disrepair or to become unsafe, unsightly or unattractive, including the driveway, **the Board has the right: after notice and hearing, to enter upon such lot, but not into the residence upon the Lot, and perform such maintenance or repair as is in the opinion of the Board, necessary or desirable. The costs incurred by the Association in acting under (a-c) shall be charged to the Owner of the Lot and shall be subject to collection as an Assessment, enforceable as set forth in Article 3 of this Declaration (CC&R's).**

ARTICLE 8. MAINTENANCE OF LANDSCAPING

Each Owner of a Lot shall maintain the landscaping on the Lot in a neat and clean condition. **Each Owner shall at all times maintain his or her Lot free and clear of weeds and debris.**

ARTICLE 12. ENFORCEMENT (RESTRICTIONS ARE ENFORCEABLE)

The Board shall publish annually a schedule of reasonable fines and penalties, and mail such schedule to Members. (This schedule has been mailed and is effective April '07)

12.5 Painting, Maintenance, and Repairs

In the event the Board, in its sole discretion, after Notice and Hearing, determines that painting, maintenance or repair (Work) on the exterior of a Living Unit or yard is reasonably necessary to preserve the appearance and value of such Living Unit or yard or the appearance or value of an adjoining Living Unit or yard, **the Association shall give written notice of the necessity of such Work to the Owner of such Living Unit or yard, in which event said Owner shall be obligated at his or her sole cost and expense, to perform such work and to thereafter notify the Association in writing of the completion of such Work.**

12.5.2 If the Owner of such Living Unit shall have failed or refused to perform said Work within sixty (60) days after the aforesaid written Notice, the Association may seek an injunction to compel the Work to be performed or the Association may cause the Work to be performed and incur such costs as may be necessary. Upon completion of the Work by **the Association the costs incurred shall become an assessment against the Lot and may be enforced as provided in Article 3.** The Owner is deemed in violation of this Declaration until such Work is completed and during such period forfeits his/her voting right without further Notice or Hearing.

Even Owner agreed to these Declarations when they Purchased Peacock Hills Property. The Board is obligated to enforce the "rules" so please be a Good Neighbor. Follow the "rules".

FINE – LEIN PROCESS
PEACOCK HILLS SENIOR COMMUNITY
EFFECTIVE MAY 1, 2007

1. A Good Neighbor Notice (GNN) is sent alerting the Owner/Renter they may be in violation of Article "xxx", including a request for a response and/or correction.
2. If the GNN is ignored or the response is inadequate, 30 days later a Violation Notice is sent, stating the appropriate Article and initial fine if correction effort doesn't begin within 30 days....
3. **THE OWNER IN VIOLATION WOULD BE INVITED TO REQUEST A HEARING REGARDING THEIR ISSUE, AT THE NEXT MONTH'S BOARD MEETING, TO DISCUSS "THEIR SPECIAL SITUATION" (this would be a change) as part of the First Violation Notice.**
4. The Owner must submit a written Hearing request. Should the Owner in Violation choose not to request a Hearing, or should a Hearing not resolve the problem, a Fine notice will be sent and imposed...along with a schedule outlining the additional Fine Schedule for non-compliance per items 4-5-6 below. Fines vary base on each particular Violation.
5. 30 days later the second tier Fine is sent and imposed.
6. 30 days later the 3rd tier Fine is sent and imposed.
7. 30 days later a Lien is filed. Legal fees will be added to the Lien. Taking the process to this extent will result in costs well in excess of \$1,000.00.
8. Continued Violations for the same issue, during a two-year period from the initial notice, will result in the third tier fine being assessed every 30 days until the issue is resolved.

REMEMBER...OWNERS FINE THEMSELVES BY CHOOSING TO IGNORE THE RULES THEY AGREED TO FOLLOW WHEN PURCHASING PEACOCK HILLS PROPERTY.

The Directors are legally bound to enforce Community CC&Rs and abide by the Association By-Laws. Fair, even handed consideration will be given each situation, but it's important to understand the Community cannot be managed by applying 920 exceptions (the number of Owners eligible to request one).