



The Cape At Calavera Hills
July 2017 Newsletter
www.thecapeatcalaverahills.org
(website launch soon)

BOARD OF DIRECTORS

Ryan Carter—President
Eva Brown—Vice President
Maureen Lehan—Secretary
Sue Pender—Treasurer
Open—Director

CURTIS MANAGEMENT

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Chloe Holder, Association Manager
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Suzi Lomas, Assistant Manager
slomas@curtismanagement.com

IMPORTANT NUMBERS

North County Patrol	760.940.2776
Carlsbad Police Department (non-emergency)	760.931.2197
Animal Control	619.767.2675
(24-Hour Emergency)	619.236.2341
Vector Control	858.694.2888

BOARD/HOA SCHEDULED MEETING DATES

Thursday, July 27, 2017

Calavera Hills Community Center
6:30 p.m. Open Forum
6:45 p.m. Meeting Begins

2017 BOARD MEETING DATES

❖ August 24, 2017	❖ November – TBD
❖ September 28, 2017	❖ December 28, 2017
❖ October 26, 2017	

OF INTEREST

City of Carlsbad
36th Annual Carlsbad Triathlon 2017
Sunday, July 9

For more information, visit:
www.carlsbadtriathlon.com

FROM THE BOARD



Owl Box Update—there have been recent Barn Owl sightings in the canyon. This is good news as our natural rodent control may be in the works.

Website Update—work has begun on The Cape at Calavera Hills HOA website. The site will provide up-to-date information for homeowners, homeowner forms, approved tree list and much more. More details will be forthcoming on the launch of the site.

CHLOE'S CORNER

New Assistant Manager—Suzi Lomas will now be assisting me managing The Cape property. If I am not available to assist you, please feel free to contact Suzi at slomas@curtismanagement.com. Suzi looks forward to serving the community.

Pet Reminders—For homeowners/residents who might not be aware, dog waste stations are located at the following locations: Cape Cod Circle, Lancaster Park, and New Haven. Please help keep our community waste free and utilize the available stations.

The Cape is a “pet friendly” community as noted by the many pet owners seen exercising their pets on a daily basis. We would like to remind pet owners of the City of Carlsbad’s leash law in addition to The Cape’s Rules & Regulations requiring pets to be on a leash at all times. Keep your pet safe by insuring they are on a leash at all times.

Insurance Reminder—Homeowners, when insuring your townhome, make sure to let your insurance agent know that you live in a *Planned Unit Development (PUD)*. Getting the correct insurance will make a difference should you ever need to file a claim.

Second Reminder on Painting and Wood Repair Project—Homeowners, please note there is less than one year left on the warranty work for the painting and wood repair project. If you have anything to report

on your home, please contact Chloe or Suzi as soon as possible.

Rodent Control—If you are experiencing problems with rodents, please visit the County of San Diego Vector Control website at:

<http://www.sandiegocounty.gov/content/sdc/deh/pests/rat.html>

Vector Control offers a FREE Rat inspection in addition to a FREE Rat Control Starter kit. Some basic tips to follow:

- Step 1: Rodent proof your home and storage buildings.
- Step 2: Remove food sources from your property.
- Step 3: INSIDE your home use traps, not poison bait.
- Step 4: Get rid of rat habitat.

For more detailed tips, please visit the Vector Control website or call 858.694.2888. Information on other types of pests can also be found at this site.

LANDSCAPE



In May and June, our landscaping team planted five replacement trees on Lancaster at various locations on the street. The board is working on a tree replacement plan and will be reviewing tree needs on Hartford next. Please note not all areas where trees were removed will receive a replacement tree. Replacement trees will go into areas where they are appropriate for the area and where they will not cause damage to homeowner property or HOA property.

THANK YOU!

A big "THANK YOU!" to all homeowners who participated in the Community Yard Sale.

THE CAPE AT CALAVERA HILLS HOA NEWSLETTER

If you would like to receive the newsletter electronically, please send your email address to:

TheCapeHOA@gmail.com

Tenants may also receive the newsletter if you send their information in on their behalf. If you prefer to receive a paper copy of the newsletter, please contact Chole Holder.

VOLUNTEERS NEEDED

Budget Committee—If you are interested in serving on the Budget Committee to work on the 2018 budget, please contact Chloe Holder at 760.643.2200 or via email at cholder@curtismanagement.com.

QUESTIONS?

If you have any questions regarding the CC&Rs, Bylaws or Rules and Regulations for the community, please contact Chloe or Suzi.

FREE THINGS TO DO

Carlsbad City Library - 760.602.2049
Ruby G. Schulman Auditorium
1775 Dove Lane, Carlsbad, CA 92011

Family Movie Nights—Wednesday - 6 p.m.
July 12—*Moana* (2016, PG, 103 min)
July 19—*Meet the Robinsons* (2007, G, 96 min)
July 26—*Wall-E* (2008, G, 98 min)

Cinema Series of Carlsbad—Saturday - 2 p.m.
(Independent and critically acclaimed films)
July 15—*Meet the Director: Karin Mueller's Cuba's Secret Side* (2013, NR, 57 min)
September 16—*20th Century Women* (2017, R, 119 min)

TGIF CONCERTS IN THE PARK 2017

Poinsettia Community Park

6600 Hidden Valley Road

- ❖ July 7-*Robert Jon & The Wreck* (Southern Rock/Country Blues)
- ❖ July 14-*The Routine* (Soul/Rock/Funk)
- ❖ July 21-*Feufollet* (Cajun)

Calavera Hills Community Park

2997 Glasgow Drive

- ❖ July 28-*The Spazmatics* (80's Covers)
- ❖ August 4-*High Tide Society* (70's/Yacht Rock)

Alga Norte Community Park

6565 Alicante Road

- ❖ August 11-*The Mighty Untouchables* (Party Cover Band)
- ❖ August 18-*JazzKatz Orchestra with Whitney Shay* (Big Band/Swing)