

Parkwoods

Condominiums and Townhomes

Welcome to

Parkwoods



Please take the time to read and save this welcome packet. Residents of our community are held responsible for the information contained in it because violations are subject to fines.

We invite you to view the Parkwoods Homeowner Association website (<https://seanparkwoods.wixsite.com/parkwoods>) on a regular basis.

You will find updated important and relevant information that pertains to you as a resident of our community.

The Board of Directors

PETS

- If your pet has an accident on the property, it is your responsibility to pick up after it.
- If you walk your pet in the park, please pick up after it as well.
- Please have your pet on a leash at all times.
- Thank you, in advance, for your cooperation.



COMMUNITY QUIET HOURS

- We are all expected to be respectful of our neighbors.
 - **Noise:** Quiet hours are between 9:00 PM and 8:00 AM.
 - Please lower the volume (music, parties, etc.) by 9:00 PM.
 - **Laundry:** Please do not do laundry before 9:00 AM or after 9:00 PM. The walls are thin.
- Thank you, in advance, for your cooperation.

TRASH

Placement of trash has been a major problem in our community. We ask that you be responsible when using the trash receptacles. We have experienced rodents on the property and garages, so cleaning up after yourself will help with this issue.

- Refuse Receptacles
 - Please note that there are two **areas** for trash in the outside parking lot. Each **area** has two receptacles:
 - one receptacle is for trash, and
 - one receptacle is for recyclables.
 - **Please do not leave trash outside any receptacle.** If one **area** is full, walk over to the other side and place refuse in the appropriate bin.
- Trash Receptacle:
 - All trash must be bagged and tied to avoid unwanted pests— insects and rodents.
- Recycling Receptacle:
 - Please break down your boxes prior to placing them in the recycling bin.
 - Boxes should be flat enough to fit through lid.
 - Trash does not go in the recycling bin! Please note the sign on the bin that informs what is recyclable.

Never leave furniture or appliances at the trash bins.

- Thank you, in advance, for your cooperation.

PARKING

- Each owner/renter has assigned parking within the front gates of the complex.
- If you are uncertain which is your assigned space(s), contact the property management company.

Pernicano Realty & Management, Inc.

Property Manager, Mary Enderson

Email mary@pernicanorealty.com

Phone 619-543-9400 ext 5231

Assistant, Aimee Gomez

Email aimee@pernicanorealty.com

Phone 6619-543-9400 ext 4916

AFTERHOURS EMERGENCY NUMBER
619-543-9400

- **Never park in front of the elevators.** Violators will be towed.
- **Guest Parking:**
 - There are **No Parking** signs posted at the front entrance.
Residents cannot park in these spaces. If you have a guest,
 - Contact Pernicano Realty to request a parking permit.
 - **No guest parking permit = vehicle towing.**

Guest Parking is for guests only. Violators will be towed.
Owners and landlords, please make your tenants and guests aware of this policy.

- Thank you, in advance, for your cooperation.

KEYS AND GATE REMOTE CONTROLS

- Contact the property management company to obtain a gate key or remote control.
- No one on our property has permission to give you these items as you will be assigned a specific number for these.
- Thank you, in advance, for your cooperation.

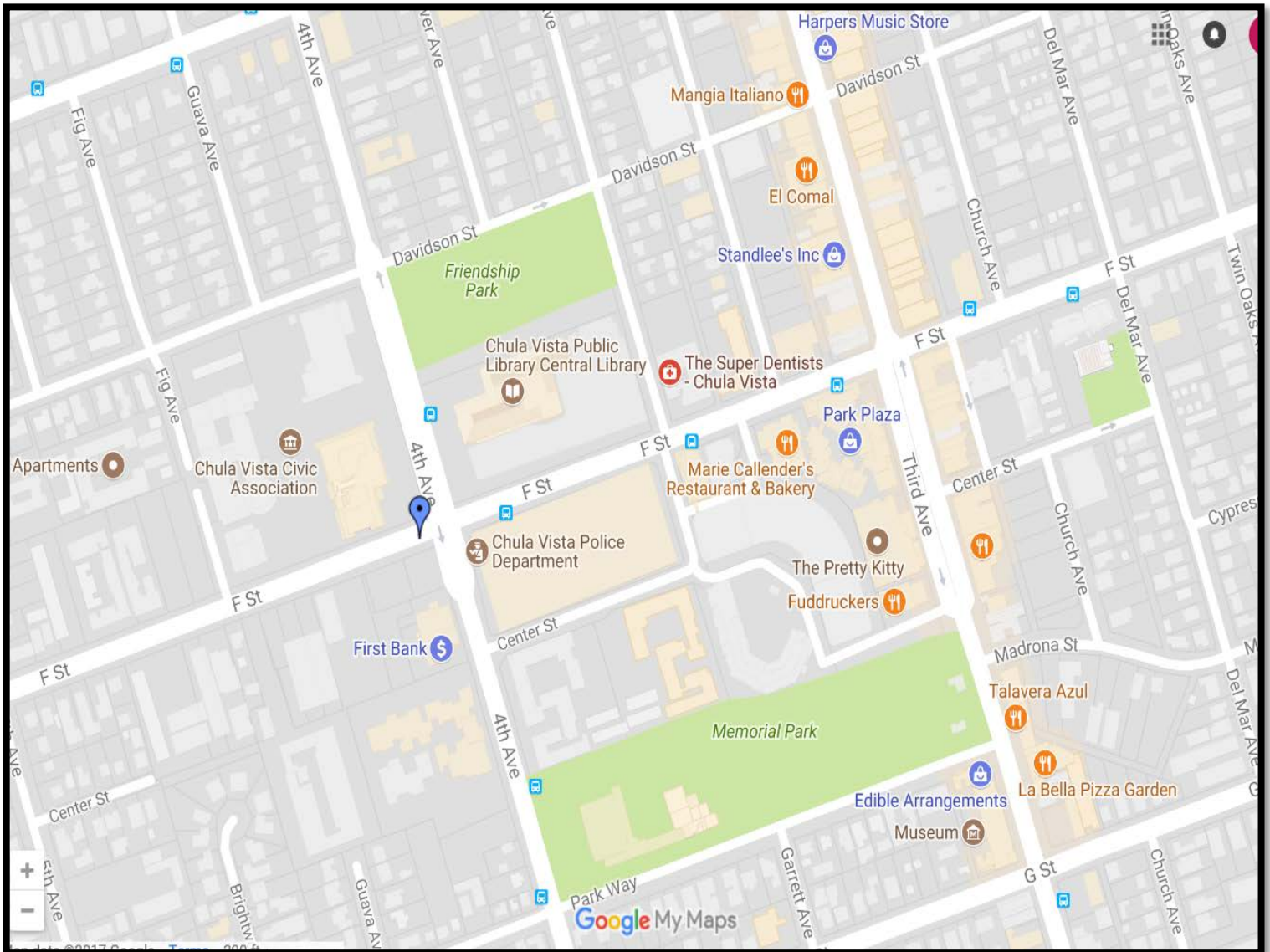
HOA Information

- Parkwoods Homeowner Association has a website if you wish to contact us.
 - The website, <https://seanparkwoods.wixsite.com/parkwoods>, has regularly-updated information that pertains to homeowners and residents of Parkwoods. Please check this website at least monthly. The community newsletter is posted here and it has information relevant to residents.
- Currently, monthly HOA meetings are held the first Tuesday of each month at 6:00 PM in the Recreation Room. Any changes to the date and time will be published on the website, in the newsletter, and posted at the mailboxes and elevators.
- Thank you.

MISCELLANEOUS

- Safety is the concern of every resident in the Parkwoods community.
 - Do not leave gates propped open for your friends.
 - You can be held liable for any damage or theft that occurs from leaving gates open.
- Do not block gates for any reason.
 - Please pull into a parking spot if a friend is visiting or you are being dropped off.
- Service parking within the gates is for service vehicles only.
 - Residents or guests of residents may not park in the service parking for any reason. Violators will be towed.
- Thank you, in advance, for your cooperation.

There are many restaurants and amenities just one block from our complex.



HELPFUL CONTACT INFORMATION

Animal Control	619-476-2476
Child Protective Services Hotline	858-560-2191
Chula Vista Fire Department	619-691-5055
Chula Vista Police Department (non-emergency)	619-691-5124
Department of Toxic Substance Control	www.dtsc.ca.gov
Elder Abuse Hotline	800-510-2020
Electronic Waste	619-585-4870
Free Bulk Item Collection Services	619-421-9400
Free Container and Drop-Off Locations	800-237-2583
Goodwill Stores (www.sdgoodwill.org)	619-225-2200
Graffiti	619-691-5198
Household Hazardous Waste Disposal	800-237-2583
Identity Theft Resource Center	619-693-7935
Loud Music/Party	619-691-5151
Pot Holes: Public Works (www.seeclickfix.com)	619-397-0000
Recycling Information	619-421-9400
Republic Waste services	619-421-9400
Used Oil and Filter Disposal	619-421-9400
Western Towing	619-297-8697

ELECTRONIC WASTE

Main Street Recycling

1751 Fourth Avenue

Chula Vista, CA 91910

www.mainstrecycling.com