May 2024

Americana Condominium Owner’s Association

Official Newsletter

**NEXT BOARD OF DIRECTORS MEETING:**

Tuesday, May 7, 2024 at 6:00 PM at the Recreation Center

Please note that this is the annual meeting, and there will **NOT** be a meeting agenda. Instead the annual meeting will be conducted solely to count the ballots for a Board of Directors vacancy.

The next walkthrough of the complex is Thursday, May 16, 2024 at 9:00 AM.

**PROTECT YOUR HOME - OBTAIN PRIVATE HOME INSURANCE:**

**It is very important that you obtain or renew your personal home insurance for your unit. Inform your tenants as well to obtain RENTERS insurance.**

The HOA insurance covers the condominium building, commonly owned property, and liability insurance for the association. The HOA insurance policy **WILL NOT COVER** you or your personal things in an event of a burglary or water damage to your kitchen cabinets, bath cabinets, appliances, any type of special flooring, or someone injuring themselves within your unit.

As the HOA is currently facing financial constraints, it’s important to note that your personal home insurance may help cover some of the repairs to your unit.

**PARKING RULES IN THE COMPLEX:**

All vehicles parked inside the complex must display the parking permit with the numbers face up at **ALL TIMES**. Vehicles not displaying the permit will result in an automatic tow with no warning.

**NO** **storage of vehicles in common area parking spaces for more than 3 days.** If you do not plan to operate the vehicle, please park it on a public street, otherwise Western Towing will be contacted.

**The 72-hour parking spaces are only for temporary parking; no switching vehicles.**

* **NO** parking along red zones – it is an automatic tow
* **NO** parking of work or commercial trucks that display a company logo anywhere in the complex

**TRASH BINS:**

**Please** let’s keep our community clean and bring trash bins back to your unit after trash pick-up day. Do not leave them on the street for days.

**NO DUMPING (No arrojar basura):**

**Please** do not dump broken/unused furniture, broken items, or appliances in the complex. Improperly disposing of bulk items/debris is a violation, and an extra expense to the HOA for removal of those items. Please contact a haul away service for pick-up.

**POOL OPENING:**

The pool will be open on Saturday, May 25 to September 2, 2024 (pending weather), with operating hours from 8:00 AM to 8:00 PM. Please note that there is no life guard on duty.

Pool Rules:

* The pool is open for Americana residents ONLY
* Children must be accompanied by an adult, who must remain inside the pool area at all times
* No parties, no BBQs, no loud music

Failure to comply with the pool rules or causing damage to the pool area will result in the pool closing for the remainder of the year.

**PETS:**

Please keep your dog(s) on a leash at **ALL** times. It’s the law. Failure to do so may result in legal consequences. If your dog bites an individual or another animal, you could be liable for medical expenses. In addition, we request all pet owners to pick up after their dogs. Let’s work together to maintain a clean and safe environment for everyone in the community.

**EXTERIOR AND INTERIOR ISSUES:**

Please contact the Paul Miller Company **FIRST** if there are any exterior or interior issues that you are unsure if the HOA will repair or if you will repair. The property management company will send a licensed vendor to review the issue(s) and determine whether it is homeowner or HOA responsibility. **DO NOT submit an invoice for work already done.**

**ARCHITECTURAL REQUEST FORM:**

Please complete an architectural request form **BEFORE** any exterior work is done to your unit. This includes:

* new vinyl windows
* security screen door for front door (must be black color)
* satellite dishes (must be mounted on **roof eaves**, never on the roof)

*If the satellite dish is no longer functioning, please remove it*

* fence extension

***(Note: Fence extensions become the responsibility of the homeowner)***

Architectural request forms are located at [www.paulmillercompany.com](http://www.paulmillercompany.com).

**PROPERTY MANAGEMENT CONTACT:**

If you have any issues pertaining to your unit, landscaping, or other matters that the HOA should be aware of, please send an **EMAIL** to Nicky with any corresponding photos to nicky@paulmillercompany.com.