

A Publication for
the homeowners
and residents of
Auburn



Annual Meeting Update

The Association recently had their annual meeting and the Board of Directors is now complete. The following are the Board of Directors:

- Frank Boice, President**
- Kevin Lukomski, Vice President**
- Shane Zozula, Treasurer**
- Susan Locklear, Secretary**
- Diane Lash, Member at Large**

Congratulations to all who were elected!

NEW MANAGER

I would like to introduce myself to the community. I am the new Community Manager, Liza Salinas. You may contact me anytime via email at lsalinas@actionlife.com. I look forward to working with all the residents and owners of the Auburn Community Association. If there is anything that you need please do not hesitate to contact me. I will do my best to assist you.

PAINTING PROJECT UPDATE

PrimeCo Painting and Construction has completed the project. They worked on the exterior decorative railings on the building; the fascia and eaves; 3' balcony wrought iron in the common area. Although the project is complete the owners may still contract with PrimeCo for the front and garage doors. Their contact phone number is 949.218.6669.

All owners please report anything that you feel is in need of touchup or redone. The owners that still need the front and/or garage door completed, PrimeCo is offering the discounted rate through January; however, you need to contact them and pay for the painting prior to January 4, 2011.

The front and garage doors are the responsibility of the homeowners to paint. The Board of Directors wants these completed in 2011.

Inspections have been completed and individual owners will be contacted by the Board of Directors through the management company.

REMINDER OF COMMUNITY RULES (CC&Rs)

We have been receiving resident complaints concerning violations of the Auburn Covenants, Conditions & Restrictions (CC&R's). Many of the reported violations are repeat violations; however they are not necessarily repeated by the same people. In general, it appears that some are just forgetting or maybe even ignoring our CC&Rs. Your Auburn Board of Directors is taking this opportunity to remind everyone of the most frequently repeated violations in our community, and to remind everyone that adherence to the requirements of the Auburn CC&Rs

(Continued on page 2)

Next Board of Directors Meeting
January 17, 2011, NorthPark Clubhouse, 10 Misty Meadow, Irvine, 5:30pm

AUBURN
COMMUNITY NEWS

Reminder of Community Rules

(From page 1)

is required by all residents. The Board of Directors and the Management Company (Action Property) do not like to resort to levying fines for violations, but we would be negligent if the CC&Rs are not uniformly enforced. Alternatively, self-enforcement is requested and will help all residents. Beginning February 1, 2011, the Auburn Board of Directors will be focusing on the most frequently repeated violations with strict enforcement. Our goal is broad adherence to the CC&R's therefore lowering the number of CC&R related complaints, and thereby maintaining the value of our property.

1) PARKING: Per section 2.5.3 of Auburn CC&R's, and 7.4.4 of Northpark CCR's

2.5.3 GENERAL RESTRICTIONS. Subject to the restrictions on Prohibited Vehicles, all vehicles owned or operated by or in the control of an Owner or resident of an Owner's Condominium and kept in the Properties must be parked in the assigned garage of that Owner to the extent of the space available; however, each Owner shall ensure that any such garage accommodates at least two (2) Authorized Vehicles having four (4) or more wheels. No repair, maintenance or restoration of any vehicle may be conducted on the Properties except in an enclosed garage when the garage door is closed. However, these activities may not be undertaken as a business and many be prohibited entirely if the Board determines that the activities are a nuisance.

7.4.4 NORTH PARK RULES AND REGULATIONS No parking on any street over 72 hours. Vehicles parked over 72 hours are subject to tow at Vehicle Owner's Expense. Vehicles parking in Fire Lanes or in front of or adjacent to fire hydrants are subject to immediate tow at vehicles Owner's expense.

Comment: Violation of these CC&R provisions are the subject of the vast majority of CC&R violation complaints-frequent and vociferous. Residents **MUST** park two (2) cars in their garage or driveway (when the unit has its own driveway) before parking any vehicles in the street. There are many and frequent complaints about our parking space situation and in most cases people are not using their garage parking space properly. The only exception to the requirement to use garage parking involves the few vehicles in the community that will not physically fit in an empty garage. These vehicles are within the Northpark constraints on vehicle size, but do have a wheel base (length) or height that is too large to fit in the garage. These vehicles can park on the street. Of course, parking in fire lanes and in front of fire hydrants is prohibited and the Irvine Police will issue tickets. Please remind your guests, as well. Also, the 72 hour rule also applies to guests or resident's vehicles that do not fit in the garage. **IMPORTANT:** The parking enforcement committee of the Board has the authority and power to cite and tow vehicles that violate any parking restrictions, per 2.5.4.

2) Trash Can Exposure per section 2.8 of the CC&R's

2.8 TRASH. Storage of building materials, refuse or any other materials in the Properties is prohibited. No trash may be kept or permitted upon the Properties or on any public street abutting or visible from the Properties except in containers located in appropriate areas screened from view. Trash containers may be exposed to the view of neighboring Condominiums only when set out at a location approved by the Architectural Committee for a reasonable period of time (not to exceed twelve (12) hours before and after each scheduled trash collection hours). Trash shall be disposed of at the locations depicted on Exhibit D attached hereto, provided, however, the Board may change such locations without prior written notice.

Comment: The second most frequent complaint subject concerns how residents handle their trash cans. About 5% of the trash cans remain out on the street, sidewalk, in a courtyard next to a garage door, etc. after 2 days (48 hours). Section 2.8 was designed to protect the appearance of the community. Let's all work together to keep our community looking its best at all times!

3) Outside installations per section 2.9.2 of the CC&R's:

2.9.2 OUTSIDE INSTALLATIONS. The following outside installations are prohibited: (a) sound systems, clotheslines, balcony, patio or deck covers, wiring, air condition equipment, water softeners, other machines and other similar Improvements, (b) Improvements protruding through the walls or roofs of buildings, and (c) other exterior additions or alterations to any Condominium. Outdoor deck, patio or lounge furniture, plants and barbecue equipment may be kept pursuant to the Rules and Regulations. No exterior fires are permitted, except in barbecue grills and fire pits designed and used in such a manner that they do not create a fire hazard. No clothing, fabrics or unsightly articles may be hung, dried, or aired on or over any Condominium. Articles which are unsightly may be defined in the Rules and Regulations.

Comment: The Board receives many complaints about patios being used as storage areas for trash and other unsightly articles, including clothes lines, etc. This section was also designed to control the pristine look and appeal of our community and protect values.

4) Nuisances and Animal Regulations per 2.3 and 2.6 of the CC&R's

2.3 NUISANCES. Noxious and offensive activities on the properties or on any public street abutting or visible from the Properties are prohibited. All horns, whistles, bells or other sound devices, except security devices used exclusively to protect the security of a Condominium or vehicle, and its contents, are also prohibited. Noisy, unsightly, unusually painted or smoky vehicles, large power equipment and large power tools (excluding lawn mowers and other equipment used in connection with ordinary landscape maintenance), off-road motor vehicles and objects which create or emit loud noises or noxious orders may not be located, used or placed in the Properties or on any public street abutting or visible from the Properties, or exposed to the view of the view of other Owners without the Board's written approval. Any item which would unreasonably interfere with the television or radio reception to a Condominium may be located or used in the Properties or on a public street abutting the properties only with the prior written consent of the Board. The Project Association is entitled to determine if any noise, order, or activity producing such noise or odor constitutes a nuisance. No Owner may (a) permit or cause anything to be done or kept on the Properties or on any public street abutting or visible from the Properties which may (i) increase the rate of insurance in the Properties, (ii) result in the cancellation of such insurance, or (iii) obstruct or interfere with the rights of other Owners, or (b) commit or permit any nuisance thereon or violate any law. Each Owner shall comply with all requirements of the local or state health authorities and with all other laws regarding occupancy and the use of a Condominium. Each Owner is accountable to the Project Association and other Owners for the conduct of persons residing in or visiting the Owners' Condominium. Any damage to the Common Property, personal property of the Project Association, or property of another Owner caused by such persons shall be required at the sole expense of the Owner of the Condominium where such persons are residing or visiting. No plants or seeds infected with noxious insects or plants diseased may be brought upon, grown or maintained on the Properties.

2.6 ANIMAL REGULATIONS. The only animals that may be raised, bred or kept in any Condominium are dogs, cats, fish, birds, reptiles, and other usual household pets, provided that they are not kept, bred or raised for commercial purposes, in "unreasonable quantities" or sizes or in violation of the Restrictions. As used in the Declaration, "unreasonable quantities" ordinarily means more than two (2) pets per Condominium; however, the Project Association may determine that a reasonable number in any instance may be more or less. The Project Association may limit the size of the pets and may prohibit maintenance of any animal which, in the Project Association's opinion, constitutes a nuisance to any other Owner. Animals must be either kept in an enclosed area or on a leash held by a person capable of controlling the animal. Each Person is liable for any unreasonable noise and for damage to person or property cause by any animal brought or kept on the Properties by such Person. Each person shall clean up after such Person's animals. Any Person who keeps any animal, insect, or reptile in the Properties shall indemnify, defend and hold harmless the Project Association, its officers, directors, contractors, agents and employees from any claim brought by any Person against the Project Association, its officers, directors, agents and employees for personal injuries or property damage caused by such animals.

Comment: Please remember that every resident has the right to the peaceful enjoyment of his/her home. Please ensure that excessive or inappropriate noise or other general nuisances are kept to a minimum.

5) Exterior Improvements or Changes

All exterior improvements must be submitted to the Northpark Maintenance Association Architectural Review Committee via the Auburn Architectural Review Committee. Exterior Improvements must comply with the Northpark Maintenance Association, Architectural Guidelines. These are found using the following website:

<http://www.crummackhuseby.com/northpark/npccrs/pdf/0110ArchGuides.pdf>

6) General or California Vehicle Code Law:

When driving in the community, please obey all traffic laws, especially the speed limit. The few seconds you may be trying to save by speeding are not worth the risks involved should a child or pedestrian suddenly appear in front of your vehicle and you are unable to stop in time in order to avoid a collision.

Homeowner Responsibilities

As a reminder the following list is the responsibility of all homeowners. To obtain a more detailed list please contact the Community Manager, Liza Salinas, by submitting a written request to lsalinas@actionlife.com. As a reminder if you are a tenant and would like more information please contact your landlord.

Building Exterior Items:

- Unit Entry Doors
- Garage Doors
- Exclusive Use Areas
- Sliding glass doors, screen doors
- windows
- air conditioning compressor and the pad

Building Interior Items:

- Unit
- garage
- water, gas and sewer pipes, water pressure regulator, hot water heater, plumbing outlets and fixtures, furnaces and air conditioning system, ducts (HVAC, dryer, stove, oven), electrical wiring, circuit breakers, electrical outlets and fixtures and all other heating and cooling equipment

Utilites:

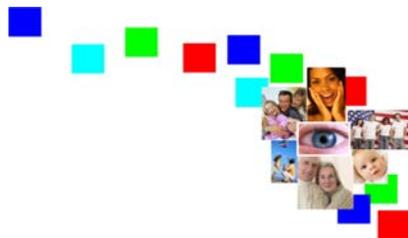
- telephone wiring
- gas, telephone and cable television service
- electric and water service

Gates, Fences & Walls

- unit rear entry gate
- property walls and fences (excluding party walls)

Payment Services Offered By Action

As a reminder, Action Property Management, offers different methods of payment for your Association assessments. Please visit www.actionlife.com and click on "homeowner portal" at the top right hand side of the screen. By creating a username and password you will have access to pay your assessments with a credit card, electronic check or ach. You will also have access to your financial account history and any work orders that you have requested. You are also able to contact your Community Manager, Liza Salinas, for additional questions.



AUBURN COMMUNITY NEWS

Management Company Information

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Community Website

<http://myhoa.com/auburn>