



## BOARD OF DIRECTORS

Francis Swarts ~ President  
David Rubin ~ Vice President  
Steven Davison ~ Treasurer  
Alex Novokolsky ~ Secretary  
Vladimir Kezic ~ Director

Board of Directors Meetings are held on the second Tuesday of every month at 6:30 p.m. at the shared recreation facility. We hope to see you there!

## ANTARES

### 2015 BOARD MEETING SCHEDULE

May 14, 2015	September 10, 2015
June 11, 2015	October 8, 2015
July 9, 2015	November 12, 2015
August 13, 2015	December 10, 2015

Time: 6:30 p.m.

Location: Shared Recreation Facility



Community Manager: Jimmy Nevarez  
e-mail: [jnevarez@curtismanagement.com](mailto:jnevarez@curtismanagement.com)

Assistant Manager: Vickey Ruiz  
e-mail: [vrui@curtismanagement.com](mailto:vrui@curtismanagement.com)

5050 Avenida Encinas, #160  
Carlsbad, CA 92008

Phone - 858/587-9844 Fax - 760/579-4501

## HOLIDAY SCHEDULE

Curtis Management Company will be closed on Monday, May 25<sup>th</sup>, in observance of Memorial Day. If you have an emergency, please call the normal business number, 858/587-9844, follow the directions on the greeting and report your emergency to the answering service. The answering service will contact the on-call representative who will make every effort to assist you.



## MEMORIAL DAY

Let us all remember the true meaning of this day – a time to remember and honor those who have died serving our country.



## POOL RULES

Soon the pool area will be buzzing with activity. Please take some time now to reacquaint yourself with the rules and regulations pertaining to the use and activities at the pool area. The rules are extremely important for the safety and consideration of all homeowners.

*Remember* ~ Pets are not allowed in the pool area.

## RULES & REGULATIONS

The association has rules and regulations so we can all maintain our property values and quality of life. We always try to be reasonable with our rules by following the guidelines below.

- We make every effort to enforce rules uniformly, taking into account the consequences.
- We think developing rules for the sake of having rules is unnecessary. The association develops rules only if they're really necessary.
- All our rules are based on proper authority—either our governing documents or state or local law.
- We don't make rules to limit your activities. We're trying to ensure that each resident can enjoy the community free from the disruptive or harmful behavior of others.
- We really don't want to punish anyone. We try to make rules that encourage understanding and compliance.

## PARKING

If you were not able to pick up your new parking permits on April 18, 2015, please contact Curtis Management Company. In order to obtain your two guest permits, you must complete registration notice (provided with the letter sent on 3/20/15).

If you require a "third vehicle" permit, you must complete the registration notice and:

- Provide copies of the vehicle registration for all three vehicles, showing the unit address as the registered address for all vehicles.
- A garage inspection must be completed to show two of the three vehicles in the garage at the same time, and the third vehicle must also be present.

## **WATER CONSERVATION**

As a reminder, the following mandatory measures have been in effect in San Diego since Nov. 1, 2014.

- Watering only during 3 assigned days per week
- Limiting the use of fire hydrants to firefighting, construction, health and safety
- No irrigation during rain
- All leaks need to be fixed upon discovery
- Using hose with a shutoff nozzle or timer for irrigation
- Using recycled water for construction purposes, when available
- All decorative water fountains can be operated only for maintenance
- Restaurants shall only serve and refill water for patrons upon request
- Guests in hotels will be provided the option of not laundering towels and linens daily

To learn about water conservation rebates and services, visit [wastenowater.org](http://wastenowater.org).

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## **ASSESSMENTS - AS IMPORTANT AS MORTGAGES & TAXES**

According to the National Consumer Law Center's (NCLC) *Guide to Surviving Debt*, "Condo fees... should be considered a high priority." In fact, NCLC considers community association assessments in the same category as mortgage payments and real estate taxes—a category ranked second only to feeding your family—according to the *Guide's* "Sixteen Rules about Which Debts to Pay First."

Assessments pay for services like building maintenance, grounds maintenance, and cleaning that you would pay no matter where you lived—either as direct out-of-pocket expenses or indirectly in a higher rent payment. But the association has collective buying power, so when all services and utilities for everyone in the community are passed along to you as a monthly assessment, you're actually getting a bargain.

So, next time you get out your checkbook, remember to put your assessment near the top of that stack of bills. You'll be glad you did.

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## **PAINTING**

Please take a moment to inspect your home and repaint where it is appearing weathered and worn. Perhaps you want to use a painting professional. Pro-Tec Painting Company would be happy to offer a quote. You may reach Pro-Tec at 858/527-0200.

## **ARCHITECTURAL CONTROL**

**CC&R's, Article 7.1** The Board of Directors has architectural control over both the exclusive and non-exclusive use portions of the common area.

**CC&R's, Article 7.1.1** No changes or additions to the exterior of the living units (including the planting of trees, installation of antennas, satellite dishes, skylights, air conditioners, doors, screen doors, windows, sunshades, awnings, walls, fences, patio or deck covers, exterior painting, sports equipment, etc) may be made unless approved by the Board of Directors **PRIOR TO STARTING ANY WORK.**

**CC&R's, Article 7.1.2** No clothing or household fabrics or other unsightly articles shall be hung, dried or aired on any portion of the Property, including the interior or any Residence, so as to be visible from other Residences or the street.

**CC&R's, Article 7.1.3** No portion of the Property shall be used for the storage of building materials, or any other materials.

## **COMMUNITY WEBSITE**

The community website is full of useful information (meeting minutes, newsletters, rules & regs., etc). It's definitely worth checking out.

Visit: <http://curtismanagement.com>  
Click on: "communities"  
Click on: "Antares COA"  
User Name: antares  
Password: 39antares

## **TELEPHONE NUMBERS**

Curtis Management.....	858/587-9844
Police/Fire/Paramedics (emergency).....	911
Police (non-emergency).....	858/484-3154
Poison Control Center.....	800/876-4766
Rodent Pest Technologies.....	888/583-9717
Shared Facilities (Krista Hayes).....	858/485-9811
Summit Security.....	619/294-3200
Waste Management.....	800/596-7444
Western Towing.....	619/297-8697

