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April  
2025

Newsletter for Villa La Jolla Owners and Residents

# Villa La Jolla Condominiums

## BOARD OF DIRECTORS:

President: Dana Maffeo

Vice President: Pamela Holmes

Treasurer: Ruth Lovely

Secretary: David Horwitz

Member at Large: Fay Suelz

## BOARD MEETINGS:

Board meetings are held the third Wednesday of each month starting at 1:00p.m. on Zoom so please contact your manager for the meeting link. The agendas will be posted at the clubhouse door e-blasted and on the Villa La Jolla website.

## ASSOCIATION MANAGER:

Sheyla Castillo

Phone: (858) 455-7824

[scastillo@keystonepacific.com](mailto:scastillo@keystonepacific.com)

## BILLING

## QUESTIONS/ADDRESS

## CHANGES/WEBSITE LOGIN:

Phone: (949)833-2600

[customercare@keystonepacific.com](mailto:customercare@keystonepacific.com)

## Villa La Jolla Updates

**Villa La Jolla Completed & Upcoming Projects:** The past year and leading into this year Villa La Jolla has completed some major projects in the community. The SB326 Inspection was completed followed by balcony repairs. The roofs, carports were repaired and painted and completed in 2021 & 2022. These projects were big upgrades for the community. Upcoming the board is looking into asphalt repairs, painting of the buildings, pool area repairs and reviewing an action list for many more maintenance upkeep. Your Board of Directors has been doing a great job overseeing these projects.

## ANNOUNCEMENTS

**Pets:** Pets or other animals may not be kept in violation of the following:

- 1) No Owner may keep more than one animal within a Unit. An owner with a dog may not keep a cat. An owner with a cat may not keep a dog. Owners may keep caged birds. Owners may keep aquarium fish.
- 2) All pets must be properly restrained whenever they are outside the Unit. No dog or cat may be allowed in the Common Area unless it is on a physical leash controlled by a person capable of restraining the dog or cat.
- 3) No dog may be left unattended on a patio or balcony.
- 4) Owners must clean up after their pets.
- 5) No Unit Owners may raise or keep animals for commercial purposes.
- 6) The Association, its Board, Officers, employees and agents shall have no liability to any Unit Owner, their family members, guests, invitees, tenants and contract purchasers, or any other person in the Community, for any damage or injury to persons or property caused by any pet, absent any willful or wanton negligence on the part of the Association, or its Board, Officers, employees or agents.

## Noise Nuisance

**Noise Nuisance-** Residents at Villa La Jolla live in what is called “shared living” in which you have the right to quiet enjoyment of your property. That does not mean you have a right to a noise-free environment. We do have rules in place for quiet hours from 10:00p.m. to 8:00a.m. That doesn’t mean a resident can blast music or blare their television creating a nuisance to a neighbor. To constitute a nuisance, the noise must be such that it causes an unreasonable disturbance or annoyance. The occasional barking dog, crying baby, upstairs neighbor walking or the faint sound of radio does not constitute a nuisance. Please report all noise complaints to your manager.

**Noise Between Neighbors-** Because a nuisance is largely subjective, associations are not obligated to become involved in disputes between neighbors where the noise causes mere inconvenience. If, in the Board’s opinion, a nuisance exists, it may send Cease-and-Desist letters to both parties. If a “Noticed hearing” is scheduled, the Board may impose fines.

## Patios/Balconies/Front Porches

Management has noticed that there are multiple violations on patios/balconies, stair landings, or front unit entrances. This is a “courtesy” notice to all residents requesting that the following rules be followed, and violation letters will be sent out if a violation is observed.

- Illegal Storage on balcony or landing (Trash, clothing (*includes shoes*), towels, storage containers). Overhanging pots and plants are not permitted on balcony railing.
- Plants in common area that need to be removed (please remove all empty pots, dead or dying plants, any plants overgrowing into common area pathways).
- Trash in common area (*includes dog bags/dog mess*)
- Furniture not suited for outdoor use

### Enforceable Rules:

1. No more than **2 potted** plants in front of any unit door.
2. Landscapers are not to maintain any homeowner plants.
3. No potted plants in common area landscape
4. Removal, from common areas, of dead, diseased or invasive, privately planted plants, shall be at the owner’s expense.
5. Bicycles, tricycles, and any other wheeled vehicles and toys are prohibited on lawns, carports, landscape areas, and all common areas; these items should be limited to the sidewalks located at the perimeter of the community only. In addition to the responsibility for the repair of damage caused to the common area by any misuse or other infractions, other sanctions may be imposed. Skateboards, roller blades, roller skates and scooters are prohibited in All areas within the community because of the history of damage done by them. (These items may NOT be stored under the stair landings or front unit entrances).
5. Exterior clotheslines and drying racks may only be used on the patio/balcony common area manner which is not visible from the Recreation Area and Common Area. There shall be no outside drying of clothes or other items on any balcony, railing, awning, or other exterior portion of the Condominium Building
6. Patios/balconies should not be cluttered in a way that would damage the foundation of the balcony due to weight and or saturation and should not be modified in any way without and architectural request. (Example: tile placement)
7. No items may be permanently affixed to the wood railings or fascia board. Such items that are in violation are: hanging plants, curtains, or sunshades. Upon noting these undesirable items, the HOA Manager will notify the resident via email and courtesy letter that the item must be removed. If the item is not removed, a fine may be imposed.

### Storage in Common Area:

1. Patios, balconies and carports are considered common areas.
2. No storage is allowed in common areas. This includes:
  - a. Towels and clothes visible from patio/balcony
  - b. Refrigerators, storage boxes, etc.
3. Storage door (balcony/patio door) must remain closed when not in use.
4. The following are allowed on patio/balcony:
  - a. Furniture designed primarily for outdoor use.
  - b. Portable barbeques - electric only, no coal, or gas.
  - c. Plants in pots, with or without hangers, secured so as not to present danger of injury
  - d. Bicycles, provided they are not hung from the balcony ceiling and/or patio railing.

## HOA GENERAL INFORMATION

- HOA Management Office is located inside the clubhouse- South/East side of the upper pool.
- You can submit Work-Orders for common area issues and violations through - [keystoneconnection.net](http://keystoneconnection.net)
- Laundry Rooms are cleaned Monday, Wednesday, and Friday. You can download the Wash Connect app and pay from your phone or tablet. If you have any issues, please contact your manager [scastillo@keystonepacific.com](mailto:scastillo@keystonepacific.com). Please set your timer so you can remove your clothes once your wash is done.
- Trash recycling bins and compost bins are in each parking lot. Only throw trash in the Trash bins not in the recycle bins as the Association gets fined if trash is in the Recycle bins. Please break down all boxes before putting in the Recycle bins. Compost bins are for green waste only.  
**Trash pickup day: Monday through Saturday.**  
**Recycle pick up days: Monday through Friday.**  
**Compost bins picked up once a week.**
- **Architectural Approval:** If you intend on remodeling your unit, keep in mind that Architectural application approval is REQUIRED for items such as window replacement, security doors, window treatments, and work that requires moving plumbing or electricity lines. Also, second floor units are NOT allowed to install hard- surface flooring in the units. Failure to obtain approval may result in a CC&R violation which could include monetary fines as well as requirements to put the work back to its previous state at owner's expense.

### CONTACT INFORMATION

**On Site Manager:** Sheyla Castillo  
(858) 455-7824, [scastillo@keystonepacific.com](mailto:scastillo@keystonepacific.com)

**After Hours or Holiday Emergencies:**  
(949) 833-2600

**Common Area Issues:** Please e-mail General Manager Sheyla Castillo, [scastillo@keystonepacific.com](mailto:scastillo@keystonepacific.com)

**Bald Eagle Courtesy Patrol-** To report suspicious activities or noise issues on the property, contact Bald Eagle at (619) 230-0022. Bald Eagle is a patrol service, not security, so please call 911 for all emergencies.

### Pool Hours:

8:00 am to 10:00 pm (Sunday -Thursday)  
8:00 am to 11:00 pm (Friday-Saturday)