



# The Redwoods HOA

## January 2021 - News

### Bylaw Amendment

**In September, ballots were mailed to all owners to vote on amending the bylaws to reduce the quorum requirement from 51% to 25% for annual elections. This will eliminate the need for numerous reconvened annual meetings to finally reach a quorum.**

**If you haven't voted for the bylaw amendment, please do so now. If you have misplaced your ballot, please see Nancy in the Redwoods office or contact Kathy at Team and request a ballot. If you do not want to vote one way or another for the issue, please at least vote for "quorum purposes only" so we can reach our quorum and move on.**



### Holiday Decorations

Thank you to those who shared your holiday spirit with us by displaying decorations and/or lights for all to enjoy. Please be reminded however, that any/all holiday lights/decorations must be taken down by January 15<sup>th</sup>

### Dumpster for Holiday Trees

For your convenience and to help keep our dumpster areas a bit cleaner during the holidays, two dumpsters will be placed in the complex to dispose of holiday trees.

One dumpster will be placed at Fruit Street and another at dumpster #5 at the back of the complex.

**PLEASE DO NOT PUT HOUSEHOLD TRASH IN THESE DUMPSTERS!**

### WINDOW COVERINGS

Please be reminded that window coverings must be white (showing from the common area) and must be in good condition.

All windows must have a window screen that is in good condition and fits properly.

### Redwoods Office Closed for the Holidays

The Redwoods Office will be closed from December 24 – January 4<sup>th</sup>. If you need immediate assistance, please call Team Property Management's after hour service at (714) 639-8484. Press 0, an operator will take your information and a Team Member will call you back promptly. For non emergency calls, please leave a voice message and a Team Member will call you back on our next business day.

## **SMOKE DETECTORS A MUST**

Each year we hear heartbreaking stories of families who died in house fires. It was even more heartbreaking to hear that some of their lives could have been saved had the batteries in their smoke detectors been working!



Smoke alarms save lives. If there is a fire in your home, smoke spreads fast and you need smoke alarms to give you time to get out. Having a working smoke alarm cuts the chances of dying in a reported fire in half. Almost two-thirds of home fire deaths resulted from fires in homes with no smoke alarms or no working smoke alarms.

### **Here's what you need to know!**

- Install smoke alarms in every bedroom, outside each sleeping area and on every level of your home.
- Test your smoke alarms every month. Press the test button to be sure the alarm is working.
- Replace all smoke alarms in your home every 10 years

### **RECOMMENDED**

**Combination smoke and carbon monoxide detectors can be purchased at any home improvement store.**

### **CARBON MONOXIDE POISONING**

Carbon monoxide (CO) is an invisible, odorless, poisonous gas that can cause sickness and death. Fuel-burning appliances that are not working properly or are installed incorrectly can produce fatal concentrations of carbon monoxide in your home. You can prevent carbon monoxide poisonings in your home by installing carbon monoxide alarms near bedrooms and on each floor of your home.



**Call the GAS COMPANY for a free inspection of the fuel burning appliances in your home.**

## **Water Leaks Insurance deductible increase**

The deductible for the Master Insurance policy has increased from \$10,000.00 to \$25,000.00 for water damage claims.

The CC&R's that governs the Redwoods HOA, **requires that homeowners carry insurance on your unit** (H06 policy). If a slab leak occurs, the association will repair the leak, but you must either absorb the cost of the cosmetic repairs, or turn it in to your personal insurance company. The Association is not responsible for cosmetic damages. Please let your insurance agent know about the deductible increase.

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**For all your Association needs call:**  
**Team Property Management**  
**(714) 639-8484**  
**(714) 639-8585 (fax)**  
**Redwood's On-Site Office**  
**(714) 541-8636**  
**[Kathy@thehoateam.com](mailto:Kathy@thehoateam.com)**

**Redwood's On-Site office hours:**  
**Monday, Wednesday and Friday**  
**2:00 p.m. to 7:00 p.m.**



***Be Safe and Have a great Month!***