



NEWSLETTER — SPRING 2024

Promenade at Spectrum Residents, here are some things to keep in mind:

WE NEED YOUR CONTACT INFORMATION

- Please provide the HOA with your contact information so we can quickly provide:**
 - ✓ Maintenance Alerts, like alarm testing, equipment upgrades, water shut-offs, building maintenance, construction dates and times, and impacts to parking
 - ✓ Community Alerts, like amenity updates, mandatory meetings, access changes, neighborhood improvements, and other items that affect all of Promenade at Spectrum
 - ✓ Visit promenadehoasd.com/documents/ and complete a Contact Request Form
- Sign up for the official HOA Website @ promenadehoasd.com to receive:**
 - ✓ Access to copies of HOA Property Insurance documents
 - ✓ Community documents like the CC&Rs, Rules & Regulations, Parking Policy, and Architectural Improvement Application (for home and electricity modification approvals)
 - ✓ Contact information to pay assessments, reach our management company and other vendors
 - ✓ Answers to many Frequently Asked Questions (FAQ), including about Amenities, Parking, Home Modifications, Short-Term Rentals, Pets, Trash, and a variety of Promenade-specific tips
 - ✓ Listings of upcoming Promenade events and activities, like tree trimming and, flooring modifications, building painting, on-site & off-site parking alerts, and the Board meeting schedule
- Electric Vehicle Charging Station Guidance**
 - ✓ Any additional unit electrical modifications should always be done by a licensed and bonded electrician
 - ✓ Modifications that involve other units or common area staircases or walls must be approved before installation
 - ✓ An Architectural Improvement Application must be submitted for electrical load upgrades, e.g., electric vehicle charger installation - see promenadehoasd.com/documents/
- Dryer Vent Cleaning**
 - ✓ Maintaining your individual condo dryer vent can save you money, decrease the risk of fire, and increase appliance efficiency
 - ✓ Consult a professional dryer vent cleaning service at least once a year to ensure your safety
- Parking**
 - ✓ **THERE IS NO PARKING GRACE PERIOD AND RESIDENT/TENANT PARKING IN GUEST SPACES IS PROHIBITED**
 - ✓ Always immediately digitally register Guest vehicles using Parking Boss and the unit passcode at promenadeatspectrum.parkingattendant.com/
 - ✓ **SECURIT GUARD** enforces the approved parking rules 7 days a week / 24 hours a day (securitguard.com/)
- Waste and Recycling**
 - ✓ WE ARE CHARGED HUNDREDS OF DOLLARS **EXTRA** EACH MONTH FOR PLASTIC BAGS IN THE RECYCLING BINS
 - "Loose Load" your recycling and keep it food- and liquids-free to save your HOA \$\$\$
 - See promenadehoasd.com/life-at-promenade/trash-recycling/ for a sample of the excess fees
 - ✓ DO NOT USE TRASH BINS IN NEIGHBORING COMMUNITIES - in part, because we don't want them using ours
 - If they dispose of prohibited items, we get charged for them!
- Organics Waste**
 - ✓ An Organics Waste container is located at **Trash Enclosure #4** - at the south end of Plaza Promenade
- Pet Duty**
 - ✓ Always pick up after your pets and dispose of the waste **promptly & properly** to limit the spread of disease
- Phase 1 Flooring Update**
 - ✓ We are replacing the carpet and adding hardwood flooring to common, second floor hallways - check the website for the schedule and affected units
- Phase 1 Gate Access Update**
 - ✓ We are working on plans to add remote gate access back to the Phase 1 common entrances