

CASA DE OAKS

HOMEOWNERS' ASSOCIATION

August 18, 2016

To All Owners and Residents
Casa De Oaks Homeowners Association
Bldgs 50-158 Maegan Pl.
Thousand Oaks, CA 91362

Re: **EMERGENCY RULE: NO CHARCOAL OR GAS GRILLS 2ND OR 3RD LEVELS**
EFFECTIVE IMMEDIATELY!

Dear Member of Casa De Oaks HOA:

The Board of Directors has been informed by insurance carriers that they cannot obtain the necessary insurance for the association unless they adopt a rule banning all charcoal and gas grills above the ground floor. Unfortunately, they are left with no choice but to institute an immediate emergency rule banning all such grills, as required by the carriers. Insurance carriers are allowed to make demands of customers that are outside current local building and fire code and there is no recourse. They have taken this stance due to increasing fire dangers and this is becoming an industry-wide standard. Please see the attached resolution.

However, the Board has already begun looking into creating a barbeque/picnic area in the common area adjacent to the pool in the empty space there. The plan is to incorporate barbeque grills and picnic tables for the use of all residents. The Board is aware that this is probably of little consolation to those of you who enjoy grilling on your patio/decks, but their hands are tied. The Board continues to look other solutions to this situation.

This *emergency* rule is in place for 120 days. Therefore, at the October 19th General Session meeting of the Board this rule will be officially adopted per civil code requirements. In the time from now until then, you are welcome to submit any comments about this rule to the Board via email to laurel@integrityhoamgt.com, by mail to the Integrity offices, and via fax to 805-494-4991. You may also attend the meeting in person. You may receive a second mailing of this information.

Sincerely,



Steve Moser
President, Casa De Oaks HOA

**CASA DE OAKS
HOMEOWNERS ASSOCIATION
Casa De Oaks HOA Charcoal and Gas Grill Rule**

WHEREAS, on Wednesday, August 17, 2016 at the regular monthly Board Meeting of Casa De Oaks Homeowners Association Board of Directors, held at 6:30pm; and

WHEREAS, **Article 5, Section 5.7 A. of the Casa De Oaks Covenants, Conditions and Restrictions (CC&Rs)** empowers the Board of Directors to enact and amend or appeal reasonable rules of general application to the Owners and Tenants and Lessees of Condominiums within the Property; and **Article 5, Section 5.7 B.(4)** empowers the Board to make an emergency rule change without prior notice to the membership if the board determines that an immediate rule change is required to address an imminent threat to public health or safety, or an imminent risk of substantial economic loss to the association; and

WHEREAS, **Article XI. 11.1 and 11.2 of the CC&Rs** requires the association to secure Fire and Casualty insurance and General Liability and Property Damage Insurance; and

WHEREAS, the Board of Directors of Casa De Oaks HOA has been informed that they will be unable to obtain Fire and Casualty and General Liability and Property Damage Insurance unless they meet the specific requirement of no charcoal or gas grills on the second or third level units, and that the association must obtain these policies or be taken over by the State of California; and

NOW THEREFORE BE IT RESOLVED THAT the Board of Directors, by unanimous consent of those in attendance, hereby establishes the following rule:

EFFECTIVE IMMEDIATELY NO CHARCOAL OR GAS GRILL WILL BE ALLOWED WHATSOEVER ON ANY PORTION OF THE SECOND OR THIRD FLOOR UNITS, INCLUDING THE PATIO/BALCONY AREAS, STAIRS LEADING TO OR ANY LANDING. Any violation of this rule will result in an immediate penalty fine of \$250.00 to the Owner's account.

BE IT FURTHER RESOLVED THAT the board shall retain the right to amend or repeal this resolution.

Executed this 18th day of August, 2016.

By: 

Steve Moser, President
Casa De Oaks Homeowners Association