

Kenwood Terrace Homeowners Association

April 2023 Newsletter



Kenwood Terrace Home Owner's Association has acquired on retainer our attorney's Richardson Ober LLP in Pasadena, California who will be assisting our HOA in helping us to enforce our governing documents. Unfortunately, sometimes there are home owners who might continue to not follow warnings by the Property Manager and HOA, and so those who willfully continue to ignore warnings will face fines, legal fees, legal action, etc. for the continued nuisance they cause the HOA in not following the governing documents. Some of the issues of the past and present that the HOA has used attorney's for has been issues such as continued no smoking in the unit/building and continued airbnb/hotel/transient use of a unit.

www.roaattorneys.com



Kenwood Terrace HOA does NOT allow Airbnb, hotel, or transient use of units in accordance with our CC&R's. If an owner is going to rent out their unit, it must be for greater than 30 days and a lease must be provided before moving in to Penny Blackwood, our property manager, and/or board. Violations can be reported to the property manager at (818) 240-6515 or HOAPenny@sbcglobal.net.



It's important to be mindful of our pet policies in our governing documents such as CC&R's and House Rules. There are restrictions on some breeds of animals, number of animals and size/weight. Also, your pet must be on a leash at all times if the pet is in any common areas on the property. We have recently had to give notice of a violation to have the animal removed, so please be mindful. If you have any questions, you can contact our Property Manager, Penny Blackwood. Thank you.



Please join our next HOA Board Meeting online via Zoom on **Thursday, April 20th at 7:00pm**. You can email Jerod at jerodyates@gmail.com if interested in a Zoom invite to attend. We will be voting on some upgrades for our present security camera surveillance and painting projects.

Board of Directors

Jerod Yates, President

jerodyates@gmail.com

Christina Tia, Secretary

christinatia@gmail.com

Please contact **Penny Blackwood** with **HOA Management Professionals, Inc.** for any questions and/or concerns that arise with Kenwood Terrace building. **Emergency calls are handled 24 hours a day seven days a week by calling (818) 240-6515 and following the instructions for emergency calls.**

www.KenwoodTerraceHOA.com