

**SAN ROQUE  
MOBILEHOME  
PARK**

**MAY 2019**

# PARK NEWS

GIFTED WITH BEAUTIFUL MOUNTAINS AND OCEAN BREEZES  
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**5700 Via Real  
Carpinteria CA 93013**

**Manager: Diego Jara**

**Office Manager:  
Krystal Venegas**

## THIS MONTH

- National Wildfire Awareness Month
- National Photography Month
- National Salsa Month

## OFFICE HOURS

**Monday-Friday:**

**9am-12pm**

**Rent Collection:**

**Weds 1st - Fri 3rd**

**9am-5pm**

\*\*\*\*\*

**Rent is due on the  
1st of each month  
and considered late  
if received after  
5:00pm on the 5th  
of each month.**

**PLEASE MAKE YOUR  
PAYMENT FOR THE EXACT  
AMOUNT, CLEARLY and  
LEGIBLY. BE SURE TO  
DOUBLE CHECK THE AMOUNT,  
DATE and SIGNATURE.**



## ***Community Pride Goals***

The goal of the Community Pride program is to create a more attractive, cleaner, and safer community. Most residents support the goal of Community Pride, but some are not clear as to what their individual role is. The following guidelines have been created for all lots and homes. While these lists are by no means comprehensive, they comprise the basic home maintenance activities that are expected of each resident by management and the community.

### **Lots**

- Cover all bare dirt with an attractive living or non-living ground cover.
- Keep planting beds planted.
- Spray or remove weeds once or twice a month, while they are still small.
- Trim plants regularly.
- Water and fertilize plants adequately.
- Clean up leaves, dead plants, trash and debris weekly.
- Keep storage items out of sight.
- Keep oil and other automotive fluids off your driveway.
- Clean up pet droppings daily.
- Mow grass weekly through the growing season.

### **Homes**

- Wash your home twice a year.
- Paint your home when paint is faded or losing coverage.
- Repair or replace your skirting when it is damaged or missing.
- Replace bent awning posts.
- Maintain your steps and porch, in particular the carpet and handrails.
- Maintain your shed.
- Clean out your rain gutters once a year.

If each resident follows these guidelines, home values will be higher, the community will be cleaner, safer and more beautiful, and everyone will enjoy a better quality of life. Please take the time to look at your home and lot to consider their maintenance needs on a regular basis. For further information on space and lot maintenance, consult your community rules and regulations or talk to your community manager.



## Local Happenings:

**Thursdays:** Carpinteria Farmer's Market

Hours: 3:00pm - 6:30pm.

800 block of Linden Ave, Carpinteria CA

[www.sbfarmersmarket.org](http://www.sbfarmersmarket.org)

**Artwalk on the Boardwalk - New Event**

**Carpinteria State Beach**

**4th: 10am to 5pm**

Check carp chamber of commerce website for more info.

**State Street Nationals Premier Car Show**

**Downtown Santa Barbara**

**19th: 9am to 4pm**

Family friendly events, food and Drink events, music and entertainment events.

**I Madonnari - Italian Street Painting**

**Mission Santa Barbara**

**25th - 27th: 10am to 6pm**

150 colorful, large scale images painted on the plaza by Madonnari or street painters. Live music and an authentic Italian market featuring an array of delicious Italian food and specialty items.

Admission is free.

**Carpinteria Museum Marketplace & Annual Plant Flower Sale**

**956 Maple Ave**

**25th: 8am to 3pm**

**City Council Meeting**

**13th & 27th: 5:30pm to 8:30pm**

• **Wednesday 1st: Donut Day!**

**Sponsored by Pacifica Homes**



Looking to trade-in or sell your old home? Stop by the office for a donut and more information.



• **27th: Office closed due to Holiday**

• **Pool heated Memorial Day weekend through Labor Day weekend.**



• **DUE TO RESIDENTS NOT FOLLOWING THE RULES OF NO DUMPING HAZARDOUS MATERIALS, WE WILL NOT BE OFFERING A ROLL OFF THIS YEAR.**

## General Info:

- ♦ **DOGS off leash is prohibited.** Make sure your dog is not getting out and using other property homesites to go to the bathroom.
- ♦ EJJARRISON will do 1 **FREE PICK UP** a year. If there is anything you notice and want to get rid of, schedule with EJJarrison directly for your free yearly pick up—805-647-1414.
- ♦ When writing your check to pay the space rent: **PLEASE** be sure to fill out the complete check **WITH** the correct amount due.
- ♦ It is very **IMPORTANT** to submit any concerns, complaints or changes to our office in writing. This document will need to be signed and dated by the resident/owner.
- ♦ **Only** manufactured swim wear is permitted in the pool. **No T-shirts, cut-offs, shorts, or jockey shorts** are permitted in the pool. Also, **no diapers**. Also please remember tie your hair up.
- ♦ All residents must have pool key with them while in the pool area. Please do not let other people in that don't have their key.

## REMINDERS:

- \* **Please remember that your driveway and surrounding areas around your home need to be clear of all items not listed below.**

11.5(b) Patio furniture, bicycles, and barbecue equipment in good condition are the only objects which may be stored outside the mobile home. Items such as, but not limited to; tools, trash, debris, boxes, barrel, brooms, ladders, and anything else deemed unsightly or unattractive by management shall be stored out of view at managers request.

- \* **Please keep in mind that all cars need to be in your mobile home driveway. NO parking is allowed on the street in front of your space. It blocks the street for the neighbors around you, as well as emergency vehicles that need access to our streets at all times. We will be enforcing this throughout the year and would appreciate everyone's assistance!**
- \* **Please Remember that any guest staying with you longer than 20 consecutive days or a total of 30 days in a calendar year must be registered with the park.**
- \* **Please keep your space free of weeds and debris. Now is a great time to organize your area, get rid of what you don't need, and help make the park look beautiful for everyone to enjoy.**

## New Address for RDPH Properties Corporate Office

We want to let you know that the corporate office for RDPH Properties has moved to:

200 N. Westlake Blvd, #100  
Thousand Oaks, CA 91362

## POOL REMINDERS

The pool will be heated beginning Memorial Day weekend. We hope everyone makes good use of the pool and spa during the long summer days. So that everyone can enjoy their time at the pool, please review the following Park rules. Thanks to all for your cooperation and have a great summer!

### 15.3 Swimming Pool

**15.3(a)** Persons using pool do so at their own risk. There is **no lifeguard** on duty.

**15.3(b)** Pool hours are from **9:00 a.m. to 9:00 p.m.**

**15.3(c)** No one **under** the age of **14** should be in the pool area unless accompanied by an adult tenant.

**15.3(d)** Each space may bring two guests only into the pool, whether they live in the park or not. All guests must be accompanied by an adult tenant at all times.

**15.3(e)** **Shoes must be worn** when walking to the pool to prevent road grime from going into the pool.

**15.3(f)** **Only** manufactured swim wear is permitted in the pool. **No T-shirts, cut-offs, shorts, or jockey shorts** are permitted in the pool. Also, **no diapers.**

**15.3(g)** Tenants must **dry off** prior to entering the restrooms or recreation room. Do not leave clothes in restroom.

**15.3(h)** **Rafts, swim fins, tire inner tubes, boogie boards** and the like are not permitted. Small children may use floaties or children's inner tubes.

**15.3(i)** There is to be **no diving (including cannonballs), running, or loud noise in the pool area at any time.**

**15.3(j)** **No throwing of rocks, coins, or any kind of balls,** (except beach balls), or any other foreign object.

**15.3(k)** **No food, gum, or alcohol** permitted in pool area. Also, **no glass container of any kind.**

**15.3(l)** Tenants are required to clean up after themselves when using the pool and restrooms.

Also, **NO PETS** are allowed in the pool/spa or any common areas of the Park.

Thanks again for your cooperation!!!

## HIGH BLOOD PRESSURE - Tips for Control and Prevention

- **Manage other medical conditions.** Be sure to follow your Doctor's instructions for any medications you take.
- **Eat a healthy diet.** Aim to include more fruits, vegetables, potassium, whole grains, and less sodium, saturated fat, trans fat and cholesterol.
- **Maintain a healthy weight.** Being overweight or obese may increase the risk for high blood pressure.
- **Be active.** It is recommended that adults get 2.5 hours of moderate physical activity every week, or about 20-30 minutes per day.
- **Manage stress.** Over time, routine stress may contribute to serious health problems.



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### ALICE IN WONDERLAND

ALICE	KING OF HEARTS
BABY	KNAVE
BILL	LEWIS CARROLL
BOTTLE	LITTLE DOOR
CATERPILLAR	LIZARD
CAUCUS RACE	LORY
CHESHIRE CAT	MAD HATTER
COOK	MARCH HARE
CROQUET	MOCK TURTLE
DINAH	MUSHROOM
DODO	PEPPER
DORMOUSE	PIG
DRINK ME	PIGEON
DUCHESS	POOL
EAGLET	PUPPY
EAT ME	QUEEN OF HEARTS
FAN	RABBIT HOLE
FISH FOOTMAN	SMALL CAKE
FLAMINGOS	TARTS
FROGFOOTMAN	TEA PARTY
GLASS BOX	TEARS
GOLDEN KEY	THIMBLE
GRIN	WATCH
GRYPHON	WHITE RABBIT
GUINEA PIGS	WONDERLAND
HEDGEHOGS	