

Newport Terrace CC&R Violations (a personal assessment by John Sisker)

Personally, I would like to see our Homeowners Association take a much more active and aggressive stance in cracking down on those violating the CC&R's. I know the enforcement of such violations actually start with the volunteers on CC&R Committee, or those residents willing to testify, then the Board can proceed to enforce the rules.

Of course, we don't want to turn Newport Terrace into a complex others will refer to as the Gestappo, but we do need to crack down on the constant violations by some people. You know, these are the ones who never clean up after their dog, constantly speed through the complex, vandalize the pool and/or other community areas, steal anything they personally want, throw loud parties into the wee hours of the night. And the list goes on.

Of course, some of these people may actually think that they have a right to do as they want. Well, I'll be the first to disagree with that, and so should every other decent resident with at least an ounce of common sense.

And this goes far beyond those receiving a 'Fix It Ticket', especially if there is no follow up and/or enforcement beyond that piece of paper. But at least that is a logical start.

What do you do if you encounter someone violating our community? That's simple, call the Newport Beach Police Department. Then consider calling Patrol One, and then Action Management, and then the CC&R Committee, and then notify the Board. In other words, take the bull by the horns on this one, and by all means don't let the likes of people like this intimidate you. I'm still waiting to catch those who constantly let their dog ruin the grass in front of our condo, and whoever recently vandalized or tried to steal the pool/spa clock that we personally donated. What will we do? They will just have to wait and see... it's only a matter of time.

Now for those constant violators, let's really get serious. If they don't even live here, it could be three strikes and their out as far as the police are concerned. However, what if they do live within? Is this a renter who basically doesn't care, or an actual homeowner, but with some type of chip on their shoulder?

If it's a renter, we make them care. Start enforcing all our posted fines, but don't send the bill to the renter, send it to the condo owner instead. Believe me that will get the attention of the owner, for they are responsible for the actions of their renters. Let the actual owner handle the matter, or they will just keep getting billed.

Now, if we're dealing with an actual live-in resident, but somehow feel they are about all these rules, the Association could start offering rewards and other incentives for those residents willing to make our community what we all moved in here for in the first place. Now this would not be some type of lynch mob, but just keeping a watchful eye. After all, if those that can't live by the rules don't care about the rest of us, why should anyone go out of their way to look out for them?

How will the Association actually fund such rewards? Easy! Take it out of all the fines that should and will be poised on such violators.

Now, if this simply become as game, as it will with some people, then we need to fight fire with fire. Start the procedures, but don't deviate from the cause, and legally evict these people once and for all, who really should not be here in the first place. If they are simply asking for it, they get what they deserve. In other words, no more Mr. Nice guy.

Now, keep in mind that such tactics would only apply to a very select few, and for the really serious violations, for most everyone else is respectful of their fellow residents and follow what are actually a rather simply and logical set of rules. For that, we should all give thanks. But there always seems to be a select few that tend to ruin it for everyone else.

Thanks,
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