



Liquid Sugar Sentinel

Unit Access Required, Fire Inspection Testing

Managed by:
Association Communications,
Inc.

3732 Mt. Diablo Blvd.
Suite 395

Lafayette, CA 94549
(925) 283-4900
(925) 283-4907 FAX

www.acihoa.com

www.liquidsugarhoa.org

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Statcomm, the Association's fire protection service provider has made several attempts within the past year to gain access to all the units to perform the annual fire sprinkler inspection. Unfortunately, they have been unsuccessful in gaining access to six units.

FINAL NOTICES are being issued to each individual unit. The Board respectfully requests that the remaining six unit owners please respond by contacting Management immediately for scheduling at Maria@acihoa.com. It is most important we have your cooperation. Failure to provide access will result in a right of entry as provided in the association's governing documents as set forth below.

5.9 Right of Maintenance and Entry by Association:
In order to effectuate the provisions of this Declaration, the Association may enter any Unit, Exclusive Use Common Area, or Building Common Area whenever entry is necessary in connection with the performance of any maintenance or construction which the Association is authorized to undertake. Entry within a Unit or Exclusive Use Common Area shall be made with as little inconvenience to an Owner as practicable and only after reasonable advance written notice of not less than forty-eight (48) hours, except in emergency situations.

Any unit that Statcomm is unable to access will result in forceful entry by a locksmith. All costs for the additional scheduling, the locksmith, and monetary penalties by the HOA, will be billed to the responsible unit owner.

Interior Fire Sprinkler No No's

Did you know.....each individual unit is equipped with fire sprinklers. It is important that all fire sprinklers be left "as is" and not tampered with, altered or removed. This includes painting. Although it does not seem that painting would cause harm it can and will affect the sprinkler system. The caps that are placed over the system are temperature sensitive (heat activated) and will release the sprinkler if the unit catches on fire. By painting the caps the temperature detector mechanism becomes void leaving the unit with a defective fire system which will fail to operate in the event an emergency.

Please refrain from touching the sprinkler system for your safety and the safety of our community.

Rules Reminder

Recently Management has received several complaints regarding noxious activities including volume control issues. As a friendly reminder, the rules of the association clearly state that noxious or offensive activities are prohibited. Such activities creating loud noises that can be transmitted throughout the units can be considered noxious activities. As stated in the CC&R's Article 5, Section 5.5; No Alteration of the floor coverings of the Unit may be made which will result in an increase in sound transmission into any other Unit. Only soft cover floors may be installed on floor levels located above and adjacent to any other Unit, except for replacement of any hard coverings in kitchen, bath or other areas where such hard coverings were originally installed by Declarant.

Please extend courtesy to your neighbors and monitor the volume within your unit to provide a quality of living for everyone.

Community Social

The members of the Board of Directors would like to express their gratitude to the residents of the community for the patience and cooperation shown throughout and prior to the re-construction project. It has been a long time coming and your cooperation is greatly appreciated. As a show of appreciation, the Board would like to invite the community members to it's first and hopefully annual "Thank You" social. Prior to organizing this event, the Board would like some community feedback on what days best accommodate your schedule, weekends or weekdays? If you would be interested in attending this social or helping organize the event then please contact Maria@acihoa.com with feedback so that the Board can set a date that works best for everyone. Please stay tuned for more information.

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New Meeting Location



The 2011 meetings will be held at 7 PM at the Glashaus Meeting Room located directly across the street from the 65th Street tunnel.



New Entry Systems

The new entry systems are now functional. All entry code requests have been activated. Please note, when dialing your personal 4 digit entry code the # button is not required. When allowing access to guests using the 3 digit directory code, please dial 9 to buzz them in.

Do not give your personal entry codes to anyone. This includes delivery drivers. Please make arrangements to be home when deliveries are expected. This will eliminate any potential safety risks.

***At the conclusion of the construction project
the universal code will be eliminated.***