



Pla-Vada Community Association
5000 Pla-Vada Dr., Soda Springs, CA 95728
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PLA-VADA COMMUNITY ASSOCIATION (PVCA) Comprehensive Fine Policy

Members are expected to be familiar with all policies and the attendant fines.

Members are expected to communicate rules and policies to their guests, tenants, and shared owners, and are responsible for any violation incurred by non-members using their property.

The Pla-Vada Community Association (PVCA) has policies that have been adopted to help maintain a fair and consistent use of Pla-Vada's roads, sewer, and water systems. Many of these policies are accompanied by fines intended to dissuade owner/members from abusing the system and/or community assets.

If a policy or fine is unclear the member/owner should contact the office for clarification. While the Facilities Manager may provide information regarding policies and fines questions should be addressed to the General Manager for definitive clarification.

The board has adopted a Comprehensive Fine Policy as follows:

Violations of CC& R's, Bylaws, Resolutions, Rules, and Policies

First Offense....."Good Neighbor" letter sent to Member
Second Offense..... \$100
Subsequent violations.....\$150 per day

First offense fines for most violations are subject to the member's right to a Notice and Hearing as determined by the association's governing documents and California Civil Code Section 1363(h). Second and subsequent fines will be imposed immediately. When a violation remains uncorrected a second or subsequent fine will be imposed at 30-day intervals. Members who are noticed of a third or further offense will accrue \$150 per day of fines for the duration of an uncorrected offense unless otherwise stated in the specific policy. Fines will accrue for up to 45 days at which time PVCA may pursue a lien.

Fines are accrued over all policies. All rules and policies are considered as one for the purposes of a general fine policy. A first offense will be assigned on no more than two different policies before a second offense occurs regardless of the policy that is in violation. All subsequent violations accrue over all policies. All violations and ongoing fines are considered null and void when a property changes ownership, or after 3 years with no further violation under any policy.

The following rules and regulations are covered by this fine policy:

Pla-Vada General Rules

Pla-Vada By-Laws

Pla-Vada Snow Removal Policy
Pla-Vada Parking Policy
Pla-Vada Sewer Rules and Regulations
Lot Maintenance Policy

Lot Maintenance

Pla-Vada Lot Maintenance Policy fines are noted in the policy and are determined by the amount of work required when clean-up is necessary. The General Fine Policy will be applied as a minimum.

Dogs

Dog related fines: Per Pa-Vada General Rules dogs must be on a leash when off the owner's property. In order for PVCA to act on a dog related violation it must be reported to the Nevada county Sheriff (Animal Control). A copy of the report and any subsequent follow-up by the Sherriff should be forwarded to the PVCA general manager.

Water

Water use fines are considered separately as outlined below:

Water loss fines are considered a "large water loss" when changes in the water tank levels are noticeable over a 24-hour period and are unexplained by normal use. Water fines will be based on time spent identifying and stopping a leak as determined by facilities supervisor, and reviewed by the PVCA board when necessary. A First Offense water fine for large water loss is a minimum of \$500.00 and is subject to a member's right to a Notice and Hearing as determined by the association's governing documents and California Civil Code Section 1363(h). Second and subsequent violations are dependent on the amount of water loss and the time/man-hours required to remediate the situation with a minimum fine of \$750.

Renters and Guests:

Owner/members who rent their units are responsible for informing guests, tenants, and shared owners of all rules and policies. Violations committed by non-members using a member's property are considered the owner's responsibility and will accrue as such. Owner/members who are renting are asked to fill out the PVCA Intent to Rent form.

Non-payment of fines will result in suspension of membership rights, including voting rights. Any accrued, unpaid fines will be billed on the annual dues statement and will be treated as delinquent according to the PVCA delinquency policy.

Adopted 7/20/19