

The Oasis II at Ventura
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Dear Oasis II owners,

We would like to take this opportunity to send out some reminders, due to some issues we are having in the community. If your property is rented, please share this information with your renters. As owners you are responsible for the actions of your tenants, visitors, and guests.

Firstly we have having issues with the dumpsters and the manner in which residents are disposing of regular trash and large household items. Please remember that ALL trash must be inside the dumpster. If a dumpster is full, please use another one, we have four. The City will not pick up any items that are on the ground or beside or behind the dumpster. Trash is not to be left in the hallways or outside your front door under any circumstances. On multiple occasions we have had to pay someone to come clean up the mess left by residents. Moving forward we will be forced to fine the owner of any property that leaves trash outside the dumpster. If you have appliances or furniture that you cannot get into the dumpster, it is your responsibility to have it removed from Ventura property.

Secondly, please remember that only patio furniture is allowed inside the patios. If you have any other items in your patio you must remove them now. Patios are not to be used as storage. Furthermore, charcoal and gas grills of any kind are not allowed. The fine from the fire department for having or using a charcoal or gas grill on property is \$500. You are allowed an electric grill only. Also only white blinds or curtains are allowed, all other colors are not permitted and must be removed immediately.

Thirdly, please remember to clean up after your dogs. There are dog stations on property for your convenience. Dogs must be on leashes at all times when outside and may not be left out on the patio. Do not allow your dog to urinate or defecate on the stairs or hallways of the buildings. Dogs are not allowed in the pool or pool enclosure. All violators will be reported to animal control and will face fines.

We would like to thank everyone in advance for your cooperation. If you have any questions or concerns, please contact us at the email or number listed above.

China Benson, LCAM

Property Manager
Oasis II at Ventura Condominium Association Inc.