



**Spring Valley Lake Association**  
13325 Spring Valley Parkway  
7001 SVL Box  
Victorville, CA 92395-5107

5-17-16

Dear Spring Valley Lake Property Owner,

The Board of Directors has tentatively approved new rules and regulations for rental properties in our community. As is standard practice, these new rules are being submitted to property owners for a 30-day comment period. The comment period will run up to the June Board of Directors meeting on 6-28-16.

**Background:**

The Board of Directors is aware that there are rental properties in the community. The actual number of rentals has been elusive as there is no tracking mechanism in place for the association to refer to. Better tracking of renters in the community would allow the association to better communicate with renters and would hopefully result in an increase of tenant memberships. It will also provide better contact information when there is an emergency at a property requiring our Public Safety Department to contact someone responsible.

The Board of Directors also wanted to take a proactive step to support responsible property owners who rent out their properties in Spring Valley Lake. As we all know, sometimes renters can cause issues for their landlords. The Board of Directors wanted to provide another tool to assist landlords with a problem tenant.

Association Office – 760.245.9756  
Public Safety – 760.245.6400  
Fax – 760.245.3076  
Website – [www.svla.com](http://www.svla.com)

To best address the issue, the Board of Directors has identified two areas where the association, the County of San Bernardino Code Enforcement, the Town of Apple Valley Code Enforcement and landlords can partner when a property/renter exhibits a pattern of violation:

**Crime Free Lease Addendum:**

The first association rule that the Board of Directors has tentatively approved is the requirement that property owners who rent out their properties exercise a Crime-Free Lease Addendum with their tenant. This is a tool that many law enforcement agencies have educated landlords in an effort to better address problem tenants. Having an extra tool in an effort to evict a problem tenant can be quite valuable to a landlord. A copy of this addendum will be provided by the association and a copy shall be kept on file at the association office.

**San Bernardino County Residential Dwelling Unit License (RDU):**

The County of San Bernardino has had an ordinance in place since 2008 requiring property owners in unincorporated San Bernardino County to obtain a Residential Dwelling Unit License (RDU); Chapter 25 Section 41.2501 of the San Bernardino County Code. This would be required for any rental property in Spring Valley Lake that is not in the Equestrian Estates. This license requirement, though not well known, can result in a fine for landlords that do not obtain it. The current cost to obtain the license is \$46. By obtaining this license, landlords can avoid a hefty fine from the County.

**Town of Apple Valley Property Maintenance Certificate (PMI):**

Similar to the County of San Bernardino RDU, the Town of Apple Valley requires that all property owners who rent out their properties in the Town

of Apple Valley obtain a PMI; Municipal Code Chapter 8.34 of the Apple Valley Municipal Code. This Municipal Code affects any rental property in the Equestrian Estates. The current cost for the PMI is \$100. By obtaining this license, landlords can avoid a hefty fine from the Town of Apple Valley.

The Board of Directors is seeking comment on these proposed rules (attached) during the 30-day comment period.

You can send your comments to the Board of Directors several ways:

1. Send an email to [board@svla.com](mailto:board@svla.com)
2. Send an email to Naomi Patterson at [npatterson@svla.com](mailto:npatterson@svla.com)
3. Call the association office at 760-245-9756
4. Through our website at [www.svla.com](http://www.svla.com) Use heading "Contact Us."

Sincerely,

Glenn Grabiec,  
General Manager  
Spring Valley Lake Association