

# Rancho San Joaquin

## Pest Control: Homeowner vs HOA Responsibility

**Note:** Our HOA has signed with a new pest control vendor **Irvine Exterminating** for our HOA common areas and facilities, which will begin in March 2023.

The following article clarifies how pest control is handled in our HOA community.

As a condominium community, our HOA common areas are maintained by the Association and the Units (*i.e.*, *stack homes and townhomes*) are maintained by the homeowners.

Each “Unit” is bounded by the unfinished surfaces of the walls, ceilings, floors and doors. That means anything **inside the home** that is beyond the unfinished surfaces is **the homeowner's responsibility, which includes:** +

- Paint, moldings & baseboards, tile/wood flooring & carpet, cabinets, interior doors, and door locks
- Exposed plumbing and gas lines and shut-off valves (including the P-trap under the sinks), toilets, sinks, and showers
- Water heaters, furnaces, and HVAC
- Indoor lighting (including inside the garage), balcony/patio lighting, and electrical outlets, switches and panels
- Additions/modifications such as tile flooring on balconies and patios, skylights, screen doors, A/C units, and replacement doors & windows

+ For a more complete list, visit our [Contact Our Property Manager webpage](#) on [RanchosanjoaquinHOA.com](#).

### Pest control is handled in the same way

- **Homeowner responsibility:** Pest control inside the Units and the Units' exclusive-use areas.
- **HOA responsibility:** Pest control outside the Units and the Units' exclusive-use areas, as well as on the HOA common areas, and pool facilities. ++

++ *Attic spaces within a Unit are also the HOA's responsibility for pest control.*

**Note 1 – “Pest control” is defined as treatment for:** Ants, spiders, mice, rats, termites, bees & wasps, crickets, fleas, bed bugs, cockroaches, centipedes, millipedes, silverfish, and other types of bugs.

**Note 2 – Termites inside a Unit:** Termites are treated where they are located – not where their droppings are found. If the HOA determines that the termites are located inside a wall, attic space, or a structural beam within a Unit, then it is the HOA's responsibility to treat them. If the termites are located elsewhere in the Unit such as inside a cabinet or in the moldings or baseboards, then it is the homeowner's responsibility to treat them.

## Optional Insect Control Service For Homeowners

Irvine Exterminating offers homeowners **an optional, once-a-month home insect control service** for inside the home, garage, balconies, and patios.

**The cost is \$45 per month** and is performed during one of our HOA's scheduled service days which are the second and fourth Tuesdays each month. Those wishing to schedule their insect control service on a day other than our service days will cost \$65 per month.

### *How To Sign Up*

If you would like to sign up for Irvine Exterminating's home insect control service, please email them at [service@irvext.com](mailto:service@irvext.com) and include:

- Your first and last name
- Your RSJ address
- Your telephone and email address
- Whether your home is a stack unit or a townhome
- And if you want to sign up for their \$45 per month service, or their \$65 per month service (*for service on a day other than our HOA's service days*)

For questions on their home insect control service, you may call them at **949-945-4743**.

Homeowners may also email or call Irvine Exterminating **to request service for pest control issues inside their home and exclusive-use areas**. Irvine Exterminating will then bill the homeowner directly for the service call.

Their contact is also listed on our [Home Vendor Reference List](#) on [RanchosanjoaquinHOA.com](http://RanchosanjoaquinHOA.com).