



HOME/SPECIAL WATCH SERVICES

Morningside Community Association is pleased to offer our “Home Watch Service” to owners. This watch consists of a general check of the interior and exterior of the owner’s residence and is geared to minimizing physical damage caused by water and other causes and insuring safety of the premises. We also offer a “Special Watch Service” to owners. This watch consists of walking the exterior perimeter of the owner’s residence, ensuring that all doors and windows are secure and picking up the mail and newspaper. Both watches are described in greater detail below.

“Home Watch Service” – the inspections are conducted by bonded Morningside Security personnel once every week until the owner returns. Services provided are:

1. Perimeter check of residence to insure that doors and windows are secure.
2. Check of interior courtyard.
3. Check pools and/or spas for visible leaks* and obvious problems.
4. Check for visible pest problems, inside and out.
5. Flush all toilets.
6. Run water in all drains.
7. Check interior plumbing, i.e., behind toilets, under sinks, for leaks*.
8. Check refrigerator, freezer and ice makers.
9. Pick up mail, newspapers, flyers, packages, etc.

** We do not check Golf Carts **

On the day your Home Watch begins, a Morningside Security Officer will come out and do an initial check of your residence noting all discrepancies and to ensure your home is secured and the alarm on. Every week after that, your property will be inspected. A checklist will be filled out, left and signed by the person conducting the inspection. Once a week you will be sent a postcard indicating that your property has had weekly inspections, inform the owner of what was done and if any problems were found. If a problem, such as a leak, is detected you will be notified at once. If you are unavailable your RP will be alerted to the problem.

The cost of the Home Watch Service is:

- For homes with four or less bathrooms: \$65 per month for weekly inspections.
- For homes with more than four bathrooms: \$75 per month for weekly inspections.

“Special Watch Service” – the inspections are conducted by bonded Morningside Security personnel every day until the owner returns. Services provided are:

1. Exterior perimeter check of residence to insure that doors and windows are secure.
2. Check of interior courtyard.
3. Check for visible pest problems outside and courtyard.
4. Pick up mail, newspapers, flyers, packages, etc.

On the day your Special Watch begins, a Morningside Security Officer will come out and do an initial check of your residence noting all discrepancies and to ensure your home is secured and the alarm on. Every day after that, your property will be inspected. **We will not enter the home unless there is mail, newspapers, packages, etc that needs to be placed inside or if we find doors and windows**

unlocked or we can see from outside that the alarm is off. If we enter the home, a checklist will be filled out, left and signed by the person conducting the inspection. Once a week you will be sent a postcard indicating that your property has had daily inspections, inform the owner of what was done and if any problems were found.

The cost of the Special Watch Service is:

- For less than one month: **FREE**
- For more than one month: \$35 per month for daily inspections.

Since the “Home Watch Service” and “Special Watch Service” is utilized by some residents and not by all, it is felt that the expense of providing these services should be incurred by the residents who use the service and should not be borne by everyone.

Responses from residents who used the services in the past were overwhelmingly positive. In several instances during “Home Watches”; leaks were detected, the owner was notified and water damage was averted. Homeowners who responded to the survey said they felt greater peace of mind knowing their property was inspected by Morningside personnel and that they would use the service again.

If you are interested in subscribing to one of our services, please complete the “Security Home/Special Watch” form, read the “Waiver of Liability” section and sign. When completed, please drop off the form at the Association office.

** Detection of leaks refers to above ground leaks and obvious leaks. Internal or subterranean leaks will not be detected by this inspection until they manifest themselves.*

*** Please note that golf cart maintenance has been eliminated from the home watch service. Complications arose due to a certain level of expertise required for servicing golf carts.*

SECURITY HOME/SPECIAL WATCH FORM

CHECK ONE: **Home Watch** (*Interior/Exterior*) **Special Watch** (*Exterior Only*)

LAST NAME	FIRST NAME	LOCAL PHONE
ADDRESS OF PROPERTY TO BE CHECKED		NUMBER OF BATHROOMS

In the event of an emergency, we can contact you at:

ADDRESS WHILE AWAY	CITY	STATE	ZIP	PHONE WHILE AWAY
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In the event of an emergency, who do you wish contacted if we are unable to contact you:

NAME	PHONE	PHONE
NAME	PHONE	PHONE

Period of time the property will be vacant:

FROM	TO	** Please call the Command Center upon your return at 760-328-0555. We will not terminate the service until we have been contacted or you return.
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Additional information or special instructions:

MAIL: <input type="checkbox"/> STOPPED DELIVERY <input type="checkbox"/> BEEN FORWARDED <input type="checkbox"/> PLACE INSIDE: <input type="checkbox"/> HOME or <input type="checkbox"/> GARAGE	NEWSPAPER: <input type="checkbox"/> STOPPED DELIVERY <input type="checkbox"/> DISPOSE OF <input type="checkbox"/> PLACE INSIDE: <input type="checkbox"/> HOME or <input type="checkbox"/> GARAGE
WATER: <input type="checkbox"/> WILL BE SHUT OFF <input type="checkbox"/> WILL REMAIN ON	NATURAL GAS: <input type="checkbox"/> WILL BE SHUT OFF <input type="checkbox"/> WILL REMAIN ON
OTHER: _____ _____ _____	

Please provide an address for weekly postcards and/or billing while you're away:

ADDRESS	CITY	STATE	ZIP
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WAIVER OF LIABILITY/ASSUMPTION OF RISK REGARDING SECURITY HOME/SPECIAL WATCH SERVICES

I hereby authorize the Association, its agents, or employees to enter my residence located at the address indicated below, for the purpose of performing its Security Home or Special Watch Service.

I understand that by signing this form, I hereby voluntarily waive, release and discharge any and all claims, liability and causes of action, expense and compensation, whether known or unknown, which I may have against Morningside Community Association ("Association"), its agents, employees, representatives, directors, officers, and members in connection with my election to use the Security Home or Special Watch Service.

I further understand that I voluntarily assume all risks of loss, theft, failure of, damage to or destruction of personal belongings, fixtures, appliances, and utilities, whether such loss, theft, failure, damage, or destruction is due to the Association's negligence or otherwise.

I understand that I will be billed each month by the Association. Partial months will be prorated. The charge is:

Home Watch <input type="checkbox"/> \$65.00 per month for weekly service (<i>4 or less Bathrooms</i>) <input type="checkbox"/> \$75.00 per month for weekly service (<i>more than 4 Bathrooms</i>)	Special Watch <input type="checkbox"/> FREE for daily service (<i>less than one month</i>) <input type="checkbox"/> \$35.00 per month for daily service (<i>more than one month</i>)
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_____ DATE

_____ SIGNATURE

SECURITY USE ONLY

ACCOUNT #: _____ KEY #: _____

REQUEST RECEIVED BY: _____ DATE: _____ TIME: _____

CANCELLED BY: _____ DATE: _____ TIME: _____

NAME OF PERSON REQUESTING CANCELLATION: _____