



LUX

BY GARDEN

COMMUNITY WELCOME BOOK

LUXbyGarden.com

(858) 290-4731

LUX

BY GARDEN

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Welcome to University City where you can enjoy instant access to cosmopolitan shopping, dining and much more!

LUX by Garden is a cosmopolitan high-rise living experience in the heart of San Diego.

Nowhere puts you closer to everything. provides instant access to the cosmopolitan shopping and dining across the street at Westfield UTC and unmatched freeway access to all of San Diego. In addition to all of the A-list stores and restaurants at Westfield UTC, you are just minutes from UCSD, the biotech campuses of Torrey Pines, Sorrento Valley, Carmel Valley, La Jolla, Del Mar, Mira Mesa.



RESTAURANTS

JAVIER'S

(858) 200-2222

javier-cantina.com

4301 La Jolla Village Dr Suite 1000, San Diego, CA 92122

DIN TAI FUNG

(858) 375-5988

dintaifungusa.com

4301 La Jolla Village Dr #2000, San Diego, CA 92122

TRUE FOOD KITCHEN

(858) 431-4384

truefoodkitchen.com

4303 La Jolla Village Dr Suite 2100, San Diego, CA 92122

THE WINERY RESTAURANT

(858) 230-7404

thewinerylajolla.com

4301 La Jolla Village Dr Suite 2040, San Diego, CA 92122

PACIFIC CATCH WEST COAST FISH HOUSE

(619) 728-2700

pacificcatch.com

4575 La Jolla Village Dr Suite 1160, San Diego, CA 92122

TRULUCKS

(858) 453-2583

trulucks.com

8990 University Center Ln, San Diego, CA 92122

GREAT MAPLE

(858) 886-7403

thegreatmaple.com

8675 Genesee Ave Suite 1200, San Diego, CA 92122

QUEENSTOWN BISTRO

(858) 623-2748

queenstownbistro.com

4545 La Jolla Village Dr #9028, San Diego, CA 92122

RED O TASTE OF MEXICO

(858) 291-8360

redorestaurant.com

4340 La Jolla Village Dr, San Diego, CA 92122

SEASONS 52

(858) 450-1252

seasons52.com

4505 La Jolla Village Dr, San Diego, CA 92122

DUKE'S

(858) 454-5888

dukeslajolla.com

1216 Prospect St, La Jolla, CA 92037

HERRINGBONE

(702) 715-3753

taogroup.com/venues/herringbone-la-jolla

7837 Herschel Ave, La Jolla, CA 92037

EDDIE V'S PRIME SEAFOOD

(858) 459-5500

eddiev.com

1270 Prospect St, La Jolla, CA 92037

THE MARINE ROOM

(858) 459-7222

marineroom.com

2000 Spindrift Dr, La Jolla, CA 92037

GEORGE'S AT THE COVE

(858) 454-4244

georgesatthecove.com

1250 Prospect St, La Jolla, CA 92037

NORTH ITALIA

(858) 252-7720

northitalia.com

3715 Caminito Ct Ste 680, San Diego, CA 92130

BLUE BOTTLE COFFEE

bluebottlecoffee.com

4577 La Jolla Village Dr Ste 1210, San Diego, CA 92122



BEACHES

LA JOLLA SHORES
8300 Camino Del Oro, La Jolla, CA 92037

LA JOLLA COVE
La Jolla Cove, San Diego, CA 92037

BLACK'S BEACH
Black's Beach, California 92037

MARINE STREET BEACH
Marine Street Beach, La Jolla, CA 92037

WINDANSEA BEACH
Windansea Beach, San Die

DEL MAR DOG BEACH
3902 29th St

SEAGROVE PARK
15th St & Coast Blvd, Del Mar, CA 92014

TORREY PINES STATE BEACH
Torrey Pines State Beach, California



ACTIVITIES & OTHER POINTS OF INTEREST

WESTFIELD UTC
(858) 546-8858
westfield.com/utc
4545 La Jolla Village Dr Ste E-25, San Diego, CA 92122

TORREY PINES GOLF COURSE
(858) 552-1662
torreypinesgolfcourse.com
11480 N Torrey Pines Rd, La Jolla, CA 92037

TORREY PINES GLIDER PORT
(858) 452-9858
flytorrey.com
2800 Torrey Pines Scenic Dr, La Jolla, CA 92037

TORREY PINES STATE RESERVE
(858) 755-2063
torreypine.org
12600 N Torrey Pines Rd, La Jolla, CA 92037

ANNUAL MIRAMAR AIR SHOW

miramarairshow.com
Marine Corps Air Station Miramar

LA JOLLA TRAIL

9883 La Jolla Farms Rd, La Jolla, CA 92037

MT. SOLEDAD NATIONAL VETERANS MEMORIAL

(858) 459-2314
soledadmemorial.org
6905 La Jolla Scenic Dr S, La Jolla, CA 92037

LA JOLLA SHORES PARK

(619) 221-8899
8300 Camino Del Oro, La Jolla, CA 92037

BIRCH AQUARIUM AT SCRIPPS

(858) 534-3474
aquarium.ucsd.edu
2300 Expedition Way, La Jolla, CA 92037

LA JOLLA PLAYHOUSE

(858) 550-1010
lajollaplayhouse.org
2910 La Jolla Village Dr, La Jolla, CA 92037

ELLEN BROWNING SCRIPPS PARK

1100 Coast Blvd, La Jolla, CA 92037

GEISEL LIBRARY

(858) 534-0134
9500 Gilman Dr, La Jolla, CA 92093

MUSEUM OF CONTEMPORARY ART SAN DIEGO

(858) 454-3541
mcsd.org
700 Prospect St, La Jolla, CA 92037





HOSPITALS

SCRIPPS MEMORIAL HOSPITAL LA JOLLA

(858) 626-4123

9888 Genesee Ave, San Diego, CA 92037

UCSD UNIVERSITY HOSPITAL

(858) 657-8737

4520 Executive Dr, San Diego, CA 92121

UC SAN DIEGO HEALTH - LA JOLLA UTC

(858) 657-7000

4303 La Jolla Village Dr. Suite 2110, L1, San Diego, CA 92122

Appointments: [ucsd.edu](https://www.ucsd.edu)

THORNTON PAVILION

(858) 657-7000

9300 Campus Point Dr, La Jolla, CA 92037

JACOBS MEDICAL CENTER

AT UC SAN DIEGO HEALTH

(858) 657-7000

9300 Campus Point Dr, La Jolla, CA 92037

Appointments: [ucsd.edu](https://www.ucsd.edu)

AMENITY HOURS



ALIGN YOGA DECK
Daily 6:00am - 10:00pm



GROUNDS COFFEE BAR
Daily 24/7



VAULT SPEAKEASY WINE BAR
Daily 9:00am - 10:00pm



GATHER FORMAL DINING & PARTY ROOM
**Reservations only. (\$500 deposit & \$250 rental fee)*



THE EDGE RESORT-STYLE POOL WITH CABANAS, SPA DECK, KITCHEN AND BARBEQUES
Daily 8:00am - 10:00pm



PAWLOOR PET GROOMING STATIONS
Daily 24/7



COLLECTIVE CO-WORKING SPACE & PRIVATE CONFERENCE ROOM
Daily 24/7



PHYSIQUE FITNESS CLUB
Daily 24/7



THE LINKS GOLF SIMULATOR
Daily 6:00am - 10:00pm



VORTEX ARCADE LOUNGE
Daily 6:00am - 10:00pm



Please scan the QR code to reserve your time at Gather Formal Dining & Party Room. You can also reserve amenities through our website [LUXbyGarden.com](https://www.luxbygarden.com) or by downloading the **ResConnected App** from the App Store or Google Play using the code **102141**.

*2 guests allowed for all amenities aside from the Fitness Club. 1 guest permitted for Fitness Club.

*All hours and operations are subject to change without notice.

AMENITY HOURS



RISE ROOFTOP POOL, SPA & SUNDECK
Daily 8:00am - 10:00pm



ELEVATE STATE-OF-THE-ART, 24-HOUR
FITNESS CENTER
Daily 24/7



SKYLINE TERRACE WITH OUTDOOR
COOK TOP, FIREPLACES & LOUNGE
Daily 8:00am - 10:00pm



HOTEL-INSPIRED LOBBY WITH CO-
WORKING SPACE
Daily 8:00am - 10:00pm



Please scan the QR code to reserve your time at **Gather Formal Dining & Party Room**. You can also reserve amenities through our website **LUXbyGarden.com** or by downloading the **ResConnected App** from the App Store or Google Play using the code **102141**.

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1 guest permitted for Fitness Club.

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LIVE WELL WITH US

Preventative Maintenance Tips

DRAINS & GARBAGE DISPOSALS

Please DO NOT put the following down your drains or garbage disposals!

- o Rice, pasta or noodles
- o Egg shells, onion skins
- o Peels from bananas, oranges or melons
- o Frying oil, salad oil, or meat drippings
- o Bones (chicken, beef, pork, etc.)
- o Bacon fat or greasy leftovers
- o Stringy vegetables (celery, scallions, etc.)
- o Any chemicals: Please **DO NOT** put chemicals down any drain to attempt to clear the drain yourself. This can cause serious injury to a vendor or staff member who is clearing the line of your unit and others above/below you!

Please call maintenance for assistance: (888) 247-3655

PLEASE DISPOSE OF THE ABOVE ITEMS IN YOUR TRASH CONTAINER.
THESE ITEMS CAUSE BACK UPS IN THE PIPING/DRAINAGE SYSTEM AND
THE END RESULT IS A FLOOD IN YOUR NEIGHBORS UNIT.

DRAINS ON PATIO AND BALCONIES: Balconies and patios must be kept neat and clean. Drains must be clear of leaves or debris to prevent flooding during our rainy seasons.

DRYERS: Please empty out your lint trap that is located on the top of the dryer after each load. Clothes will not dry if your lint trap is full.

AC FILTERS: Please submit a work order every 6 months to have your AC filter changed.

LIGHT SWITCHES: You may notice one or more light switches that do not turn on any lights. These control the outlets in that particular area.

WASHER/DISHWASHER: Please refrain from running your washer or dishwasher during quiet hours (10:00 PM – 7:00 AM). Should an emergency with either occur, there is no staff to fully take care of any necessary repairs.

FIRE EQUIPMENT: Please no tampering with fire equipment inside units such as smoke detectors, mini horns and fire sprinklers.

OFFICE CHAIRS: We suggest placing a plastic or foam protector under office chairs in your apartment to minimize damage to flooring.

PREVENTING FLIES AND FRUIT FLIES: Keep garbage disposal clean at all times, clean with hot water and soap. Next peel 3 lemons, and put the peels in the garbage disposal along with the hot water and soap until it begins to foam up. Wipe the rubber flapper at entrance of disposal with an old sponge, then slowly pour Clorox around the lip of the drain, as to coat evenly as it runs down the drain and disposal. Then run hot water and turn on disposal for 2-3 minutes. Flies only live for 24 hours, this means every day you see there flies it's a new batch, Repeat the above process until you see no more flies in your home.

PEST CONTROL: Pest control service is available. Should your home need attention, please contact our leasing office so we may get the service scheduled for you.

TOILETS

Do not dispose:

- o Paper towels
- o Wipes of any kind
- o Feminine products

DISPOSAL OF COOKING GREASE GUIDELINES

All cooking oils disposed of improperly can cause problems in the sewer system. These include:

- o Frying oils
- o Salad oils
- o Meat drippings
- o Bacon fat
- o Greasy leftovers

Cooking grease coats pipelines similar to the way that fatty foods clog human arteries. The grease clings to the inside of the pipelines, eventually causing completed blockage.

BY FOLLOWING A FEW SIMPLE STEPS,
YOU CAN HELP PREVENT CLOGS AND BLOCKAGES.

**STEP
01**

All cooking oils should be poured into an old milk carton, frozen juice container, or other non-recyclable package, and disposed of in the garbage.

**STEP
02**

Dishes and pots that are coated with greasy leftovers should be wiped clean with a disposal towel prior to washing or placement in dishwashers.

**STEP
03**

Instead of placing fat trimmings from meat in the garbage disposal, put them in a trash can; ALWAYS put cooking grease containers and greasy towels in a plastic bag before disposing of them in your trash bag. NEVER dispose of cooking grease directly into your trash container.

EMERGENCY PROCEDURE TENANT INFORMATION

THIS PAMPHLET IS PROVIDED BY THE BUILDING MANAGEMENT FOR YOUR SAFETY. IT TELLS YOU WHAT TO DO IN CASE OF FIRE IN THIS BUILDING. PLEASE READ IT AND RETAIN FOR REFERENCE.

IMPORTANT – DO NOT DISCARD

IN CASE OF FIRE USE STAIRWAY FOR EXIT, DO NOT USE ELEVATOR.



IF YOU ARE ABLE TO LEAVE YOUR ROOM:

- Close your unit door, and take your unit key with you.
- If there is smoke, stay low to the ground.
- Use stairways to evacuate.
- **Never use elevators during a fire.** They could stop at floors that contain fire.
- Handicapped persons should proceed to stairwell for assistance.
- Pull the closest fire alarm and warn other people in the area.
- If there is a telephone available, **DIAL 911.**



IF TRAPPED IN YOUR ROOM:

- If your front door is hot, don't open it.
- Call the Fire Department at 911.
- Wedge cloth material along the bottom of the door to keep smoke out.
- Close as many doors as possible between you and the fire.
- Block air conditioning vents if there is smoke coming in.
- Open windows cautiously so as not to allow outside smoke to enter the room. **Remember,** *if you have broken the window, you cannot close it again if you need to.*



Smoke detectors are provided for your personal safety. Anyone who willfully and maliciously tampers with, damages, breaks, or removes any required smoke detectors shall be guilty of a misdemeanor. Any person who willfully and maliciously sends, gives, transmits, or sounds any false fire alarm is guilty of a misdemeanor.

SERVICE REQUEST INSTRUCTIONS

For the below requests and inquiries, please follow these four simple steps!

- COURTESY PATROL
- PARKING
- MAINTENANCE SERVICE
- ONLINE VEHICLE REGISTRATION

Visit GardenCommunitiesCA.com

Click the [“Resident Menu”](#) located on the right side navigation bar

Choose the following selection: [“Maintenance Request”](#)

Select [“Register Vehicle”](#) to register your vehicle or “Report An Issue” then select either [Security](#), [Parking](#), or [Maintenance](#) to request Maintenance or CourtesyPatrol service.

Garden Communities Dispatch Phone Number: **(888) 247-3655**

*Please use the Dispatch number for Emergency Maintenance or Courtesy Patrol concerns.
Please submit all non-emergency requests online using the instructions above.*



PAY RENT ONLINE WITH CLICKPAY!
 YOUR EASY AND EFFICIENT WAY TO PAY RENT!

Pay Online via ClickPay

To register for online payments, visit:
www.clickpay.com/gardencommunitiesca,
 click "Register" and create your online
 profile with ClickPay. Add your unit using
 the account number listed on your statement
 and select your preferred payment method.

*Please note the date you make your payment on ClickPay is not the date it is reflected on your account.
 Please allow 2-3 business days for e-checks (ACH) and 3-4 business days for credit card payments.*

- Pay by e-check (ACH) or credit card*
- Setup automatic recurring payments
- Review your account payment history
- Save the paper, stamps and hassle

www.clickpay.com/help
 (800) 533-7901 (option 1)

*Payments by e-check are FREE.
 Fees apply for credit card payments.

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4200 BROOKE COURT
 SAN DIEGO, CA 92122
LUXbyGarden.com

IMPORTANT REMINDERS:

Paying Rent with insufficient funds:

Returned Payments will result in your account being charged an additional \$25 or \$35 NSF fee, and potential late fee. More than two (2) NSFs in a 12 month period will result in all rent payments to be paid in the form of certified funds.

Late Payments:

There is NO Grace Period. If Rent Payment is not received in full by 5:00 pm on the 2nd of the month, a late payment will be assessed. Failure to pay rent may result in early termination of your lease. Eviction notices may be generated for any payments not received by close of business on the first business day after delinquency. For further details on terms, please refer to your signed Lease Agreement.

WATER CONSERVATION TIPS TO SUPPORT GARDEN COMMUNITIES' MISSION TO SHAPE THOUGHTFUL LIVING ENVIRONMENTS



Please follow the below water conservation guidelines.

- Report leaks or running toilets immediately
- Take shorter (5 minute) showers
- Turn off water when brushing teeth or shaving, or shampooing
- Get your daily intake of water from a reusable container to help avoid washing excess glassware
- Only use dishwashers and washing machines with full loads
- Use a bowl of water to clean and prepare fruits and vegetables rather than letting the water run
- Fill your sink when washing or rinsing dishes, rather than letting the water run
- Use the garbage disposal less often and compost instead
- Use cold water when possible in order to limit the additional time the water must run to heat up
- Do not use the toilet as a waste basket

We appreciate your help with our efforts to be environmentally friendly at our communities!

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