

# CLJGHOA February 1999 Newsletter



## Next Meeting

The next board meeting will be held **Tuesday, March 2, 1999 at 7:00 p.m.** in the community room at L.J. Village Square Mall next to the AMC theater entrance. Meetings are held the first Tuesday of every month.

**Please Join Us!**



## HOA Direct Deposit

CLJG now has the capability to accept checks automatically each month from your checking account. Forms were mailed out last month. If you need a form, you can phone Leslie Holiday at Menas Realty (780-7870 ext. 24) or download one from <http://home.san.r.com/cljghoa/>



## Resident Registration

All owners recently received an update form from Menas so that we may have current records on all CLJG residents. Please take the time, if you have not already done so, to note any changes in phone number, car licenses (please note new make and model, too), and your personal emergency contact. **ALL tenancy CHANGES MUST BE REPORTED IMMEDIATELY** to Menas Realty. **The RESPONSIBILITY LIES WITH THE OWNER** to make sure tenant information is current.



## Questionnaire

You should all have, or will soon have received a questionnaire from our HOA attorney, Erik Basil regarding Condo maintenance issues. It is of **UTMOST IMPORTANCE THAT ALL OWNERS RESPOND TO THIS QUESTIONNAIRE PROMPTLY.** Thank you in advance for taking the time to answer and return this.



## Water Sprinklers

If you notice a major water problem in the common area (water shooting up into the air, a "flooded" area, etc.) you should immediately call Menas. If this occurs during non-business hours (it always seems to, doesn't it?), you can help us all out by turning off the water valve to the central sprinkling system. This shut-off handle is located in the north-east corner of the property, just in front of the north wall. If you do turn off the water supply some night or weekend, please leave a message for Leslie at Menas Realty.



## Smoke Alarm Batteries

Don't forget to replace your batteries in your smoke alarms. When the battery is low or dead, the alarm will make a short chirping beep about once a minute. **DON'T EVER DISCONNECT THE SMOKE ALARM** to stop the chirping noise. That smoke alarm may save you and your home along with your neighbor's homes. It is a homeowner's responsibility to change these batteries, not a HOA responsibility. Batteries are 9 volt and under \$5. Be very careful changing your smoke alarm batteries. Never climb a tall ladder without a "spotter" to help. If you aren't tall enough, make friends with a tall neighbor or call a handyman!



## Dryer Vents

Does it take too long for your clothes to dry? If you have observed any build-up of lint in or around your dryer vent's exterior exhaust hood, then it's a good bet that your vent is due for cleaning. The Vent Cleaner (800-960-8368) will inspect and clean the entire exhaust system to re-establish proper air flow, restore dryer efficiency, and eliminate any associated fire hazards. They charge \$79 for one unit and \$69 per unit for two units.



## Bug & Pest Control

Please don't spray the common area around your unit with any hazardous pesticides or chemicals. Also, do not hire a pest control agency for external spraying, as we need to be aware of all treatment that goes on outside. CLJGHOA has a contract with Terminix for the common areas: they use only pet and child safe products. Some residents' unfortunate pets became extremely ill and one died due to a unauthorized hazardous chemical used on the common areas. If you have an infestation, please contact Menas Realty to schedule an additional spraying by your unit.



## Trash

Thanks for cooperating with tree disposal during the holidays. It really made a difference not to have our dumpsters filled with dead trees. We weren't as successful with the general holiday trash, as bags of gift boxes, wrapping paper, and sticky cups and plates littered the ground next to the dumpsters on several occasions. If the dumpsters are filled to capacity, you need to take your trash back to your house or your garage until the waste service comes and there's room in the dumpster. Trash left outside the dumpster attracts ants and rats! The trashmen don't pick up anything lying beside the receptacle (that's not part of the service). If the trash you left beside the dumpster is gone the next time you visit, it's probably because one of your neighbors got sick of the unsightliness and put it in the dumpster. Let's not rely on the "kindness of strangers" and dispose of all trash properly ourselves.



## Maintenance Requests

All maintenance requests should be routed through Leslie at Menas Realty (270-7870 ext. 24), who will assess them and then pass them to Michele (270-7870 ext. 27). Thanks for your cooperation.

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## Useful Numbers

CLJG Web Page:

<http://home.san.rr.com/cljghoa/>

Abandoned Cars: (619) 495-7829

Animal Control, 24 Hour: (619) 278-9760

Animal Control, 9am-5pm: (619) 236-4250

Crime Stoppers: (619) 235-TIPS

### FIRE/PARAMEDICS,

Non-Emergency: (619) 533-4300

Garden Communities (Lisa Bride): (619) 558-9573

Miramar Helicopter Noise: 4277

4279

Menas Realty (Leslie Holiday): (619) 270-7870

Noise Abatement: 5500

Pacific Bell (Customer Service): 800-310-2355

Pacific Bell (Repair): 611

Poison Information: (619) 543-6000

**POLICE**, Non-Emergency: 2000

Pot Holes and Streets: (619) 527-7500

Fax: (619) 558-9483 San Diego City Council: (619) 236-6981

(619) 537- San Diego Water Dept: (619) 515-3525

(619) 537- SDG&E (Customer Service): 800-411-7343

Fax: (619) 270-9780 SDG&E (Emergency): 800-611-7343

(619) 236- Southern California Security: (619) 576-1994

800-310-2355 Warner Cable (Customer Service): (619) 695-3220

611 Warner Cable (Road Runner): (619) 695-3220

800-876-4766

(619) 531-

**FOR 24-HOUR EMERGENCY MAINTENANCE CALLS, CALL MENAS REALTY COMPANY  
619-270-7870 (9am-5pm)  
619-744-9883 (after hours)**

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CLJGHOA PARTIAL 4th QUARTER FY 1998 INCOME & EXPENSES			
FIXED, OPERATING & ADMINISTRATIVE EXPENSES	January	Total Fixed, Operating & Admin Expenses Fiscal YTD (April-Jan)	% of FYTD Fixed, Operating & Admin Expenses
Insurance/General Liability	\$1,395	\$14,123	7.62%
Taxes/Fees	\$10	\$2,995	1.62%
Electric	\$997	\$8,221	4.44%
Gas	\$782	\$4,482	2.42%
Water/Sewer	\$4,421	\$42,586	22.98%
Landscape Maintenance	\$4,795	\$35,430	19.12%
Landscape Plants/ Sprinkler Repairs	\$0	\$2,381	1.28%
Pest Control	\$478	\$2,550	1.38%
Pool Maintenance	\$385	\$4,100	2.21%
Pool Repairs	\$72	\$1,706	0.92%
Security	\$326	\$4,770	2.57%
Refuse Services	\$978	\$9,452	5.10%
Common Area Repair & Maintenance	\$437	\$10,500	5.67%
Signs/Fire Prevention	\$0	\$2,014	1.09%
Misc. Operating Exp.	\$315	\$1,393	0.75%
Custodial Services	\$0	\$426	0.23%
Salaries/Wages	\$891	\$8,189	4.42%
Taxes/Payroll	\$102	\$639	0.34%
Computer Charges	\$7	\$61	0.03%
Workman's Comp	\$55	\$345	0.19%
Bad Debt Expense	\$0	\$151	0.08%
Menas Mgmt. Fees	\$1,336	\$13,421	7.24%
Legal & Consulting Retainer	\$314	\$10,494	5.66%
Audit/1099	\$0	\$775	0.42%
Office Expenses	\$471	\$4,127	2.23%
<b>TOTAL EXPENSES</b>	<b>\$18,565</b>	<b>\$185,329</b>	<b>100%</b>
<b>REVENUES</b>			
	<b>January</b>	<b>YTD</b>	
Assoc. Dues Billed	\$20,480	\$204,800	
Other Revenue	\$290	\$2,255.35	
Total Revenue	\$20,770	\$207,055.35	
<b>RESERVES</b>			
	<b>January</b>	<b>YTD</b>	
Reserve Income	\$8,328	\$81,656.39	
Reserve Expense	\$10,400	\$40,971.28	
Reserves Profit/Loss	<b>-\$2,072</b>	\$40,685.11	
<b>CONSOLIDATED PROFIT/LOSS</b>	<b>\$133</b>	<b>\$62,412</b>	