

Cape La Jolla Gardens HOA May 1999 Newsletter



June Meeting

Date, Time & Place Change

The next HOA meeting will be held on **June 24th, 1999 at 6:30 p.m. at the pool.** Please Join Us - Owners & Renters! For the summer months, meetings will be held on the **4th Thursday** each month **at the pool.** Homeowner forum begins at 6:30 p.m.; Board meeting begins at 7 p.m.



Pool Courtesy

Just a reminder that the pool is for everyone. Please share the pool area. While we currently have no 'maximum number of guests' policy, our CC&R's do state that you and your guests must not use any common area to the 'exclusion' of others. Please, no 'hogging the spa.' No army of kids or adults in the pool, to where residents are pushed to a 'small corner' of the pool. No jumping or diving into the pool is allowed. Also, be aware of the noise level that loud voices, laughter, and children screaming make and how it travels to residences close to the pool. If abuses occur, limitations will be imposed. Any homeowner may ask other pool attendees to be less rowdy. If you still have a problem, please contact Leslie.



Garage Doors

Please close your garage door every night. Open doors invite trouble (cats, mice, robbers!, etc.) and look messy. During the day, if you aren't 'working' in your garage, keep the door closed. Keeping door 'slightly open' to aid ventilation is okay during the summer day hours but be aware animals may enter your garage.



Monthly Reminder?

Would you like monthly email reminders of the HOA meetings or the Newsletter emailed to you regularly? If so, let Deb Cooper know at deblcooper@yahoo.com



Fitness Room

Some irresponsible person is **spitting** on the walls, the equipment and the carpet in the fitness room. This is a disgusting habit to other people and won't be tolerated. An automatic \$100 fine will be levied if you are reported spitting anywhere in the fitness room, pool or spa area. Remember, these areas are for the *entire* CLJG community. Let's try to be considerate.



Rules & Regulations

Our community rules are made for the common good of everyone who lives here. Keeping with that idea, all owners and renters are encouraged to report any misuse of property or rules (see Fitness Room & Pool Courtesy articles) to Leslie at Menas Realty 270-7870 extension 24 or a Board member. We need some 'good neighboring.'



Car Tickets

Resident's cars parked in guest spots will be ticketed or towed. Southern California Security issued 23 parking citations from March 1 to May 17. If you have guests that will be staying overnight, you should notify Leslie. This will prevent guests from getting that dreaded ticket under their windshield or possibly getting their car towed. The maximum stay for guests is 14 days.



Rental Properties

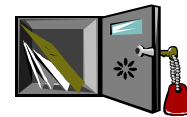
Rental property owners need to be sure that their renters know they are required to follow the CLJG HOA Rules & Regulations. A copy of the CC&R's and the CLJG Rules & Regulations Booklet **must** be supplied to the renters when they move in. CC&R's and the CLJG Rules & Regulation Booklet can be download simply from CLJG website: <http://home.san.rr.com/cljghoa/>



Construction Surveys

Remember that CLJG Homeowners survey you received in April? We are happy to report that about over 75 homeowners filled the survey out and returned it. **If you haven't filled yours out, especially if you have any structural issues at all with your unit, you must complete it and put it in the mail ASAP!** We still need your response, even if you have nothing to report. If you've misplaced your survey, contact Leslie or simply download it from CLJG website:

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



Mailbox Notices

Only association related and approved announcements are allowed to be taped on the mailboxes. 'Private' flyers will be removed unless pre-approved by the Board.



Car Washing

No car washing is allowed in CLJG, including a car washing service. If you hire a service to wash your car, please have them move your car onto the street or into the shopping mall parking lot.



Dumpsters

The trash men don't pick up stuff left outside the dumpster.

Also, please note:

1. No motor oil is to be disposed of into the dumpster, even if it is inside a container.
2. No mattresses, furniture, or large pieces of wood can be placed in or along side the dumpster.
3. Crush all empty boxes so they don't take up as much space inside the dumpster. Always place crushed boxes *inside* the dumpster.
4. If the dumpster is full, try another one or keep your trash in your garage until the next day.

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CLJGHOA Website

Cape La Jolla Gardens Homeowners Association has a web site with all kinds of useful information about our community. You can check it out at:

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

You can view and print out the following:

- Map & Directions for CLJG
- Photo Gallery of CLJG
- Community Billboard
- CLJG Community Plan
- Architectural Request Forms
- HOA Fees Direct Deposit Form
- CC&R's
- Rules & Regulations Booklet
- CLJGHOA Expense Reports
- CLJGHOA Org. Chart
- Condo Unit Floor Plans
- DIY Home Improvement Suggestions
- Garage Opener Program Instructions
- Guest Vehicle Registration Form
- Leslie Holiday's FAQ
- Monthly Newsletters
- Non-Emergency Telephone List
- Resident Registration Form
- Satellite Garage Numbering Plan
- Security Screen Door Specifications
- Other useful links



Board of Directors

The annual meeting was held in May. Board members re-elected for 2 year terms were MaryAnn Beverly and Sonja Johnson. Deb Cooper was nominated from the floor and elected to a 2 year term.

President

Karol Koerner
karolk@juno.com

Vice President

Michael Krupnak (587-7009)
drillfish1@aol.com

Secretary

MaryAnn Beverly (458-1394)

Treasurer

Sonja Johnson (552-1307)
johnsons@mail.miramar.usmc.mil

Board Members

Shawn Bosley (453-0765)
shawn.bosley@cubic.com

Deb Cooper (642-0397)
deblcooper@yahoo.com



Useful Info

CLJG Website:

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

For common area maintenance issues, contact Leslie Holiday at 270-7870, extension 24 or send an email to ricke@menas.com

FOR 24-HOUR EMERGENCY MAINTENANCE CALLS, Call Menas Realty Company
(619) 270-7870 (9am-5pm)
(619) 744-9883 (after hours)

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:	(619) 558-9573
	Fax: (619) 558-9483
Miramar Helicopter Noise:	(619) 537-4277
	(619) 537-4279
Menas Realty (Leslie Holiday):	(619) 270-7870
	Fax: (619) 270-9780

Noise Abatement:	(619) 236-5500
Pacific Bell (Customer Service):	800-310-2355
Pacific Bell (Repair):	611
Poison Information:	(619) 543-6000
	800-876-4766

POLICE, Non-Emergency:	(619) 531-2000
Pot Holes and Streets:	(619) 527-7500
San Diego City Council:	(619) 236-6981
San Diego Water Dept:	(619) 515-3525
SDG&E (Customer Service):	800-411-7343
SDG&E (Emergency):	800-611-7343
Southern California Security:	(619) 576-1994
Warner Cable (Customer Service):	(619) 695-3220
Warner Cable (Internet):	(619) 695-3220



Newsletter Ideas?

Any suggestions, ideas, or articles that you might have for the CLJGHOA newsletters, please, contact Deb Cooper at 642-0397 or deblcooper@yahoo.com. Due to space, timetable and content restrictions, we can't guarantee to publish everything, but we will surely look at all submissions.



LJVCA Meeting (NOT CLJG HOA)

The next La Jolla Village Community Association meeting will be held Wednesday, June 23, 1999 at 7 p.m., in the Community room, at La Jolla Village Square.