

Cape La Jolla Gardens HOA June 1999 Newsletter



July Meeting

Date, Time & Place Change

The next HOA meeting will be held on **July 22nd, 1999, Thursday, 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.** Homeowners' forum begins at 6:30 p.m.; the regular Board session begins at 7 p.m.



Auto Repair Work

Just a reminder that garages can not be used as an automobile workshop. Violators will be fined.



Security Systems

Did you know that if you have a security system installed with an alarm that automatically dials to a security company (to call the police), **you are required by law** to get an alarm permit from the San Diego Police Department? You can receive an application by calling the San Diego Police Licensing Unit at (619) 531-2250. It costs \$55 for a 2-year permit.



Balcony Railings

Please don't hang towels and clothes on balcony railings or lay them on your stair steps to dry. We appreciate your cooperation in keeping CLJG looking great.



Garage Doors

Garage doors left open attract burglars and are unsightly. For some unknown reason, last month's message on closing garage doors is not getting through. Unit owners who repeatedly leave garage doors open and unattended will be fined.



Garbage Disposals

It's helpful to pay careful attention to the items being placed into the kitchen sink. Grease; expandable foods (pasta and rice); coffee grounds; fibrous items (celery) should **never** be placed into the disposal system. Large quantities of any item (especially potato and carrot peels) must always be handled in small doses. It is recommended you refrain from dispensing any acid based drain cleaning solutions or crystal drain cleaners into sanitary sewer lines. With minimal effort, you can eliminate many of the stoppages which affect stacked (A & B units, D & E units) kitchen lines resulting in flooding and property damage. Always use cold water with garbage disposals and allow water to run for approximately 30 seconds.



Fire Lane Parking

Remember the fire lanes are for emergency vehicles only. Please have your guests use the Guest Parking spaces. It really isn't that long of a walk and is safer for everyone. The San Diego Fire Marshall will happily issue \$60 tickets to violators! To report a vehicle parked in the fire lane, call the Fire Marshall at (619) 974-9891.



Ants, Again!?!?

This is the time of year when ants seem to be driven indoors either by heat or searching for water, food or whatever! Please report any unusually bad problems to Leslie at 270-7870.



Sorry, No Dogs!

Just a reminder that residents or guests can not bring dogs along into the pool/spa area or the exercise room. Dogs are not permitted in these areas and owners may be asked to remove them immediately.

Please be considerate of others in your use of the pool and observe all rules posted as well as using common sense and courtesy. Children are bringing and leaving toys in the pool area. Toys are not permitted in the pool or pool area.



Wash Machine Hoses

To prevent water damage to your units, here are a few tips.

Washing machine hoses should be inspected every few months for cracks and leaks. Care must be taken not to damage the hoses when moving the machine back and forth. Sediment should be removed from the hose screens at this time. Rubber hoses should be replaced every 2 years.

Another prevention method is to turn off the water to washing machines when they are not in use or when you are away on vacation. Not only does this help the hoses, but it also reduces wear on the solenoid valves. While most people probably won't do this, it is the recommended procedure by plumbing authorities and professionals.

Homeowners need to know the location of main water shut-off valves and other shut-off valves for individual appliances and fixtures. Check in your garage and attached storage room, the main water shut-off is probably in there!



Water Heaters

Water heaters should be drained every four to six months to flush out sediments (e.g. calcium, lime deposits, etc.). The build up of sediments reduces the efficiency and life of a water heater. The pressure relief valve should be tested. If there is a thermostat malfunction, the heater can explode if the pressure valve is stuck closed. Save money and have your water heater serviced annually at the same time you have your furnace serviced!

Recent California building regulations require that all homes sold have the water heaters strapped to the building to reduce tipping and fire potential in case of an earthquake. **Check that your water heater is strapped! If you are the original CLJG unit owner,** then your water heater was probably NOT installed with an earthquake strap.



Area Code Changed

Our telephone area code has been changed from 619 to 858.

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CLJGHOA 4th QUARTER FY1998 INCOME & EXPENSES

FIXED, OPERATING & ADMINISTRATIVE EXPENSES	Jan99	Feb99	Mar99	Total Fixed, Operating & Admin Expenses - Fiscal Year 98 (April98-Mar99)	% of Total FY Fixed, Operating & Admin Expenses
Insurance/General Liability	\$1,395.50	\$24,372.50	\$1,395.50	\$39,380.50	23%
Taxes/Fees	\$10	\$0	\$225	\$3,219.93	2%
Electric	\$996.94	\$943.58	\$1,101.65	\$10,266.56	6%
Gas	\$782.10	\$769.57	\$810.23	\$6,061.58	4%
Water/Sewer	\$4,420.65	\$4,630.40	\$3,493.92	\$50,710.02	30%
Landscape Maintenance	\$4,795	\$0	\$9,590	\$45,020	27%
Landscape Plants/ Sprinkler Repairs	\$0/\$0	\$0/\$0	\$677.99/\$0	\$2,985.85/\$73.50	2%/0.04%
Pest Control	\$478	\$233	\$233	\$3,016	2%
Pool Maintenance	\$385	\$385	\$385	\$4,870	3%
Pool Repairs	\$71.78	\$0	\$51.94	\$1,757.56	1%
Security	\$325.81	\$585	\$575	\$5,930.08	4%
Refuse Services	\$978.38	\$978.38	\$978.38	\$11,408.28	7%
Common Area Repair & Maintenance	\$436.91	\$920	\$408.68	\$11,828.77	7%
Streets & Walkways Repair & Maintenance	\$0	\$0	\$1,420	\$1,420	1%
Signs & Fire Prevention	\$0/\$0	\$0/\$0	\$0	\$1,765.89/\$247.61	1%/0.2%
Misc. Operating Exp.	\$314.81	\$184.69	\$0	\$1,577.57	1%
Custodial Services	\$0	\$0	\$0	\$426.09	0.3%
Salaries/Wages	\$890.50	\$916.50	\$1,026.50	\$8,132.01	5%
Taxes/Payroll	\$101.96	\$104.94	\$524.53	\$1,268.61	1%
Computer Charges	\$7	\$16	\$6	\$83	0.1%
Workman's Comp	\$54.59	\$56.18	\$62.92	\$463.87	0.3%
Bad Debt Expense	\$0	\$0	\$0	\$150.96	0.1%
Menas Mgmt. Fees	\$1,335.60	\$1,335.60	\$1,335.60	\$16,092.13	10%
Legal & Consulting Retainer	\$314	\$175	\$8	\$10,676.87	6%
Audit/1099	\$0	\$412.50	\$0	\$1,187.50	0.7%
Office Expenses	\$471.17	\$461	\$661.35	\$5,248.92	3%
Total Expense	\$18,565.70	\$37,479.84	\$24,971.19	\$245,779.66	100%
REVENUES	Jan99	Feb99	Mar99	FY98 TOTAL	
Assoc. Dues Billed	\$20,480	\$20,480	\$20,480	\$245,760	
Other Revenue	\$290.48	\$311.44	\$447.85	\$3,014.64	
Total Revenue	\$20,770.48	\$20,791.44	\$20,927.85	\$248,774.64	
RESERVES	Jan99	Feb99	Mar99	FY98 TOTAL	
Reserve Income	\$8,327.86	\$7,880.20	\$7,923.73	\$97,460.32	
Reserve Expense	\$10,400	\$0	\$0	\$40,971.28	
Reserves Profit/Loss	-\$2,072.14	\$7,880.20	\$7,923.73	\$56,489.04	
CONSOLIDATED PROFIT/LOSS	\$132.64	-\$8,808.20	\$3,880.39	\$59,484.02	