

# Cape La Jolla Gardens July 1998 Newsletter



## President's Note

I'm Karol Koerner and I've been promising a newsletter for ages, but my intentions don't match my time allocations. However, Will and Deb Cooper have kindly offered their time to get it published, which helps. The addition of Rancho Santa Fe Security (1-800-303-8877) has somewhat alleviated our vehicle problems, notably, considerably fewer cars trying to park in the red/fire lanes. Residents parking in guest spots for long periods of time continues, so much so that the Board has ordered "Guest Parking Only" signs to be installed in all common parking areas. With this will come the high possibility of being towed if you, a resident, park in guest spots for more than a "quick run" into your unit. Residents who have more than 2 vehicles per unit will have to use the street parking on Via Mallorca for their excess cars or face the consequences.



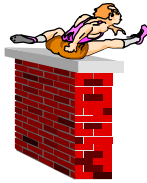
## Personal Plants

You may not put your "personal" shrubs or plants in any common landscape area. This applies to potted plants as well. *Please*, don't water or fertilize common area plants. While you may mean well, the plants could be over watered or over fed and suffer.



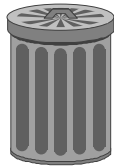
## Next Meeting

The next board meeting will be held Tuesday, August 4, 1998 at 6:30 p.m. in the community room at L.J. Village Square next to the theater entrance. **Please Join Us!**



## No Wall Jumping!

The electric box near the dumpster area next to the shopping center is *not* meant to be a ladder! Don't step on it to "hop the fence" to the shopping center. Please walk around.



## Speaking of Trash!

Please put trash *inside* the dumpster. It's both unsightly and unhealthy to do otherwise. Violators are subject to being fined. Any item too large to fit inside the dumpster may not be left along side the dumpster. Our refuse company does not pick up any article outside the bin. Don't leave bags of trash outside your unit waiting for that "next trip downstairs," unless that trip is in no more than 30 minutes or so. It's easy to get distracted and then your smelly garbage "decorates" your doorway for hours, attracting rats and opossums.



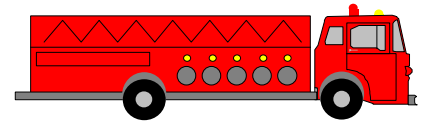
## Guest's Parking

If you have a guest who will be parking here for more than 5 days, call Menas to register their license plate number or they will be towed.



## Bulbs & Batteries

If the light is out by your garage, front door (models A, B, D, E), side of building, or walkway, please phone Menas or Karol (452-8022). If your garage opener keypad needs battery replacement, call Karol.



## An Emergency!

It is imperative that we have certain information for every resident for security/emergency purposes. If we do not have a current listing for you or your tenants (i.e., names, phone, emergency contact, vehicle description and plate numbers), please contact Menas immediately and they'll mail you a form. We need the information update if you change vehicles, phone numbers, etc. Owners who turn their units into rentals, no matter how temporary, *must* inform Menas Realty of this fact. Owners must also supply information on their renters within 20 days of move-in. Make sure your prospective tenants know they must give us this information, including accurate and complete vehicle information. Their non-cooperation will result in the unit owner being fined *continually* until tenants come forth with the information, and that could be costly.



## Garage Door Noise?

If you notice your garage door opening mechanism making noise, try lubricating the steel rollers on the tracks with a silicone spray such as TRI-FLOW. Do not use WD-40!! If your rollers are not steel, they don't need lubricating.



## Disabled Parking

The disabled parking spots in front of the fitness room are for use while visiting the pool and fitness room and not for overnight parking. Your cooperation is appreciated.



### **Leashes, Please!**

Several residents have been noted walking and/or bike riding with dogs without leashes. San Diego's leash law requires dogs to be leashed at all times unless on your own private property. CLJG, while "private" in some senses, is communal, thus falling within city guidelines. Please keep your dogs on leashes or you may be cited and fined. Always scoop immediately after deposit.



### **Roaming Cats!**

The rules and regulations state that cats are not permitted to roam the complex. However, cats are *everywhere* you look in the complex - even using fences to cross between buildings. Not only are cats everywhere, cat feces litter the dirt areas causing quite a "stink". Animal owners are asked to be considerate of other residents. Please use leashes if cats are taken outside and scoop immediately after deposit.



### **Board of Directors**

President

Karol Koerner  
(452 8022)

Vice President

Michael Krupnak

Secretary

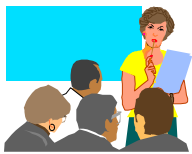
MaryAnn Beverly

Treasurer

Chris Jensen

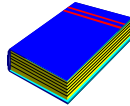
Board Members

Shawn Bosley  
Gloria Hanson  
Sonja Johnson



### **Feedback!**

The board would like to encourage communication from all homeowners relative to conditions here at CLJG. If you have any comments on our current policies or suggestions for improvements, please come to our monthly meeting or send a letter via the office. Living here should be the summation of all our good ideas and we invite your involvement.



### **HOA Rules & Regs**

We need to remember that certain activities, which may be okay in a single-family dwelling, are not allowed under the rules & regulations of the homeowners association. Take the extra time to carefully review your Bylaws, CC&R's and Rules & Regulations. Owners, please give copies of these documents to your tenants. The rules may seem strict, but it is for the safety and benefit of all residents. If you notice someone who is violating the rules, contact Menas Realty for assistance. Do not forget, that besides doing yourself a disservice, it is also a violation of the rules and regulations *not* to have current telephone numbers for yourself and if you are a nonresident owner, your tenant on file with the Association.



### **Management Co.**

Menas Realty Co.  
4990 Mission Blvd.  
San Diego, CA 92109  
Ask for Leslie Holliday  
(619) 270-7870 ext. 24

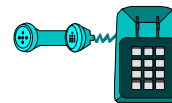
E-mail: ricke@menas.com

New Website: [www.menas.com](http://www.menas.com)  
Check Out The Client Services Page!  
View your account balance, CLJG expense reports, balance sheets, meeting minutes, newsletters, etc.



### **5 mph, Please!**

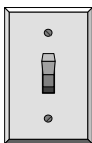
Please keep your speed down while entering or leaving the community. Be considerate of others. Some residents have mentioned they almost were run over leaving their garages or the post box areas.



### **Useful**

### **Telephone Numbers**

Police, Non-Emergency: 531-2000  
Fire, Non-Emergency: 533-4300  
Crime Stoppers: 235-TIPS  
Abandoned Cars: 495-7829  
San Diego City Council Office:  
236-6981  
Animal Control - 24 hr. emergency:  
278-9760  
Pot Holes and Street Problems:  
527-7500  
Rancho Santa Fe Security:  
1-800-303-8877



### **Garage Lights Out!**

Save electricity! Please ensure that all garage interior lights are turned off when not in use.