

Cape La Jolla Gardens HOA July 1999 Newsletter



August

Meeting

The next HOA meeting will be held on **August 26th, 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.



Safety Watch! Waterfall & Rockbeds

Please be aware of the new signs posted prohibiting walking or playing in the waterfall or any of the rockbed areas. The rocks are unsteady causing injuries and aren't meant for playing in or around.



CLJGHOA Website Community Bill Board Area

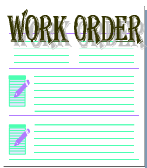
Cape La Jolla Gardens Homeowners Association Website includes a free Community Billboard Area that also has all kinds of notices about our condominium community.

The Community Billboard includes:

- ◆ Items for sale
- ◆ Lost pets
- ◆ Units for Rent
- ◆ Units for Sale
- ◆ Garages for Rent

You can check it out in the "Useful Stuff" section:

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



Work Orders Online

The common area maintenance request work orders are now listed online on the CLJG website in the construction and maintenance section, updated monthly.



Satellite Dishes

Homeowners should be aware that although they are permitted by Federal law to install a satellite dish on their balconies, homeowners must still submit an architectural request to the CLJG Board of Directors prior to installation, showing the satellite dish mounting details. This is to ensure that the satellite dish is installed securely for the safety of other CLJG residents who may be walking or live below where the satellite dish is to be mounted.

For further details, check out the information listed on the CLJG Website:

<http://home.san.rr.com/cljghoa/> in the construction and maintenance section.

Homeowners who have already installed a satellite dish must still submit an architectural request to the Board.



Pool Sharing

With the warmer weather, more people are using the pool. Children and adults must cooperate and share the pool area. If adults want to swim laps, children should move to one side of the pool. No splashing is allowed in the pool. If children splash or hog the pool instead of being considerate of adults, their parents will be asked to take their children out of the pool or if unsupervised, asked to leave. We don't want to start specific hours for adults and children so please let's be neighborly.

Also, please keep the noise level down, especially in the evenings so that nearby residents aren't disturbed.



AC Repairs

Some residents have asked Leslie whom they should call for the air conditioning units' repair and maintenance. You can contact ASI Hastings at 668-660. They have serviced several CLJG units.



Construction Surveys

We still need your response, even if you have nothing to report. 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!** If you've misplaced your survey, contact Leslie or simply download it from CLJG website.



Scoop and Bag It!

Dog owners who walk their dogs **must pick up and bag their dog's droppings**. It's not acceptable to have dogs using the common areas (flower beds, bushes, grassy areas, tool storage shed areas, street, etc.) as toilets. If you are reported not scooping up after your dog, you will be fined.

Additionally, dog owners should **not allow dogs to use balconies** as an area to urinate or defecate on, and then clean it off with water or a spray hose! This is disgusting for residents living nearby and also ruins the paint and deck finish. Any resident found letting their dog defecate or urinate on the balcony will be fined immediately and will be responsible for the cost of any clean up or repairs.



Fitness Room

To stop those who use the fitness room as a cut through to the pool, the doorstop has been removed from one of the doors. If you open the pool door for ventilation while you are exercising, please remember to close it after you are finished exercising.



Condolences

Very sadly, Lula Wak passed away last month. She is survived by Mr. Peter Wak, an original owner, who plans to continue to reside at the CLJG.

Please join the Board in sending your condolences to Mr. Wak