

Cape La Jolla Gardens August 1998 Newsletter



Next Meeting

The next board meeting will be held Tuesday, September 1, 1998 at 7:00 p.m. in the community room at L.J. Village Square next to the theater entrance. **Please Join Us!**

Note the Time Change!!

Homeowner Forum 7:00 to 7:30 p.m.
Board Session 7:30 to 9:00 p.m.



Item for the Board?

To have your item heard during the official "Board Session" portion of the meeting, where action can be voted on, you must submit your request, in writing, to Leslie Holliday at Menas Realty at least 10 days prior to the board meeting (1st Tuesday of each month).



Air Conditioners

Many A/C problems turn out to be fuse related. The fuse box is located outside on the wall near the A/C unit. Units C and F need a 25-30 amp fuse; A, B, D & E units use 20 amp fuses. Buy a spare fuse to have on hand when the old one quits!



Smoke Alarms Beeping and Chirping!

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. Batteries are 9 volt and cost about \$3-\$4 each. It is a homeowner's responsibility to change these batteries, not a HOA responsibility. If you're not physically able to change your own battery, please contact Karol and she can perhaps suggest a friendly neighbor who will assist you.



Clean Garage Doors!

Several garage doors are covered with fingerprints and other marks. We try hard to keep this complex in top shape & these doors are, frankly, an eyesore. If your garage has fingerprints, ball prints, grease marks, etc., please wipe it clean. Thank you.



Noisy Garage Doors

Also, if your garage door makes a lot of noise when opening and closing, try lubricating the steel rollers and all of the garage door panel hinges with a silicone spray. Home Depot has silicone spray by "Gunk" for \$2.67. Not much to pay for a good night's sleep and your neighbors will like it!



No Auto Shops!

No car washing, oil changes, or major car repairs are allowed anywhere in the complex, including inside your garage. Violators will be fined and billed for the cost of any clean-up due to fluid spills.



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.



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.



Who Does What?

Role of Menas Realty

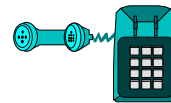
1. To implement rules and policies under direction of the HOA Board. (Property Manager cannot make or change rules and regulations.)
2. To supervise day to day running of the physical property at CLJG.
3. Handle all billing and administrative functions under direction of the HOA Board.

Role of Homeowners Assoc.

1. To set Rules and policy for community.
2. To direct management company (see above).
3. To establish budgets and fees for the fiscal year.

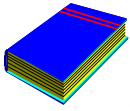
Role of Garden Communities

As builder, Garden Communities is the contact for major defects to any unit stemming from construction or installation of systems, such as electrical, plumbing, heating and A/C, cracks on outside walls, leaking roofs, etc. Items of normal upkeep are either owner's (generally the inside) or the Association's (generally the outside) responsibility.



Useful 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



HOA Rules & Regs

Every owner was given a copy of the Bylaws and CC&R's upon close of escrow. If you have misplaced your copy and want a replacement, call Menas Realty. There is a charge to obtain a replacement, but you can **download it for free** from the Menas web site after registering. The web address is <http://www.menas.com> 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.



Management Co.

Menas Realty Co.
 4990 Mission Blvd.
 San Diego, CA 92109
 Ask for Leslie Holliday
 (619) 270-7870 ext. 24
 Fax (619) 270-9780
 E-mail: ricke@menas.com
 New Website: www.menas.com
 Check Out The Client Services Page!
 View your account balance, CLJG expense reports, balance sheets, meeting minutes, newsletters, etc.



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



CLJG Expenses

Below is listed the expenses for the last four months at CLJG. If you have any questions about it, please don't hesitate to bring them up at the next Homeowners Meeting.

Cape La Jolla Gardens Expense Category	Month				Total Fiscal YTD	% of Total
	April	May	June	July		
Insurance/General Liability	\$1,415	\$1,415	\$1,415	\$1,551	\$5,796	8.31%
Taxes/Fees	\$0	\$0	\$0	\$1,261	\$1,261	1.81%
Electric	\$673	\$550	\$940	\$728	\$2,890	4.14%
Gas	\$569	\$662	\$459	\$426	\$2,116	3.03%
Water/Sewer	\$3,436	\$4,179	\$4,390	\$4,855	\$16,860	24.16%
Landscape Maintenance	\$3,250	\$0	\$6,500	\$0	\$9,750	13.97%
Landscape Plants	\$90	\$0	\$633	\$0	\$723	1.04%
Pest Control	\$228	\$228	\$228	\$228	\$912	1.31%
Pool Maintenance	\$385	\$385	\$575	\$400	\$1,745	2.50%
Pool Repairs	\$1,195	-\$798	\$0	\$389	\$786	1.13%
Security	\$664	\$540	\$540	\$540	\$2,284	3.27%
Refuse Services	\$923	\$923	\$923	\$923	\$3,692	5.29%
Common Area Repair & Maint.	\$1,395	\$495	\$2,963	\$1,157	\$6,011	8.61%
Signs	\$554	\$0	\$0	\$0	\$554	0.79%
Custodial Services	\$0	\$335	\$48	\$0	\$383	0.55%
Salaries/Wages	\$0	\$208	\$355	\$229	\$791	1.13%
Taxes/Payroll	\$0	\$21	\$41	\$26	\$88	0.13%
Computer Charges	\$0	\$6	\$11	\$6	\$23	0.03%
Workman's Comp	\$0	\$9	\$16	\$10	\$36	0.05%
Menas Management Fees	\$1,401	\$1,336	\$1,336	\$1,336	\$5,407	7.75%
Legal & Consulting Retainer	\$1,637	\$8	\$2,850	\$1,272	\$5,768	8.27%
Audit/1099	\$0	\$0	\$0	\$775	\$775	1.11%
Office Expenses	\$285	\$238	\$264	\$341	\$1,128	1.62%
	\$18,100	\$10,740	\$24,486	\$16,454	\$69,779	100.00%