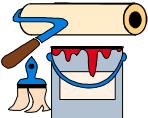


Cape La Jolla Gardens August 1999 Newsletter



Meeting Changes

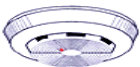
The next HOA meeting will be held on **September 9th, 1999, Thursday, at 6:30 p.m.** by the pool. **Please Join Us - Owners & Renters!** Meetings will be held on the **2nd Thursday** each month. **October's** meeting will be at **Southpointe Clubhouse, 8626 Via Mallorca.** The homeowners' forum begins at 6:30 p.m.; the regular Board session begins at 7 p.m.



Inside Painting Tip

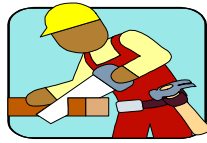
When repainting, most homeowners feel they must use the standard flat latex paint in the living room/bedrooms and semi-gloss enamel for the bath, kitchen & woodwork. But, many condo property managers and savvy home owners have found a real money time-saver in using the new 'eggshell enamels' in place of the flat paint. Eggshell enamels are very low sheen enamels that look like a flat paint but clean and last like semi-gloss paints. You get a softer look! Some homeowners paint their entire unit with eggshell enamel and by doing so, obtain a nice finish that they like together with much less maintenance. Also, when it comes to touchup, it blends in well.

FYI - For CLJG flat or semi-gloss touch up paint, go to Vista Paints and bring a paint chip so they can try to match it. Look under "Construction & Maintenance Item" on the CLJG web page for the original paint colors and numbers.



Smoke Alarms Beeping & Chirping!

Don't forget to replace your batteries in your smoke alarms! When the battery is low, the alarm will make a short chirping sound about once a minute, which can be clearly heard at night from adjacent condo units, if the windows are left open. 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 ask a friend to change it for you. It could save your life!



Condo Work

If you have any work done on your unit, be sure the workers clean up after themselves. You are responsible for any clean up. Any dust, dirt or muddy water should not be poured into any common area. Any carpet, tile or tack strips should be hauled to the Miramar landfill and **NOT** put in the trash dumpsters.



Spa Cover

We have new spa covers! These new covers are very expensive (over \$300), but should last longer with proper care. This is where we need your help!

When taking off the cover, **lay it out flat, do not fold the spa cover** as this will cause it to split or crack where you have folded it. After using the spa, put the cover back on to keep the water heater from running constantly. Thanks for helping us keep our costs down, which will keep the HOA fees down!



Dryer Vent Cleaning

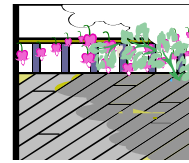
Sam, the Vent Cleaner, cleaned about 20 condo units dryer vents over 3 days in July. He found a definite trend, with the F units being the worse, followed closely by the A & D units, because the dryer vent pipes are horizontal in these units.

Sam will be back in the middle of September and will charge around \$69 per unit. If you want your dryer vent cleaned at this time, please contact Deb Cooper at deblcooper@yahoo.com or call 642-0397.



Garage Door Noise

If you notice your garage door opening mechanism making noise, try lubricating the steel rollers on the tracks and all the panel hinges with a silicone spray such as TRI-FLOW or Gunk Silicone Spray available from Home Depot. Do not use WD-40!!



Railing Flowers

Remember, if you have plants on your balcony, you must keep them from intertwining with the railing. You can purchase a trellis for your plants to grow onto, but be sure it isn't attached to the railing. Plants that attached themselves to the rail will cause corrosion and the paint to peel.



Useful Numbers

Cape La Jolla Gardens Web Page:
<http://home.san.rr.com/cljghoa/>

| | |
|---|----------------|
| Abandoned Cars | (619) 495-7829 |
| Animal Control Department: | (619) 236-4250 |
| (24 Hr. Emergency) | (619) 278-9760 |
| ASI Hastings (Air Conditioner Servicing) | (619) 668-6600 |
| Crime Stoppers | (619) 235-TIPS |
| Dependable Plumbing | (619) 266-2121 |
| FIRE/PARAMEDICS | |
| Non-Emergency | (619) 533-4300 |
| Illegal Fire Lane Parking | (619) 974-9891 |
| Garden Communities (Developer) | (619) 558-9573 |
| Helicopter Noise Complaints (Miramar MCAS) | (619) 577-4277 |
| | (619) 577-4279 |
| La Jolla Key (24 Hr. Locksmiths) | (858) 558-1965 |
| Noise Abatement | (619) 236-5500 |
| Pacific Bell (Customer Service) | 611 |
| Pacific Bell (Repair) | (800) 310-2355 |
| Padre Electric (Fan & Lighting Installation): | (619) 486-1526 |
| | (619) 543-6000 |
| Poison Information Center | (800) 876-4766 |
| POLICE, Non-Emergency | (619) 531-2000 |
| | (619) 531-2065 |
| Pot Holes and Street Problems | (619) 527-7500 |
| San Diego City Council Office | (619) 236-6981 |
| SDG&E (Customer Service) | (800) 411-7343 |
| SDG&E (24 Hr. Emergency) | (800) 611-7343 |
| San Diego Water Dept. | (619) 533-5260 |
| Southern California Security | (619) 576-1994 |
| | (800) 500-4827 |
| SteamUSA (A/C & Heating Duct Cleaning) | (619) 530-8185 |
| | (800)STEAMUS |
| A | |
| The Vent Cleaner (Dryer Vent Cleaning) | (800) 960-8368 |
| | (800) 960- |
| VENT | |
| Warner Cable (Customer Service) | (619) 695-3220 |
| Warner Cable (Road Runner Internet) | (619) 695-3220 |

FOR 24-HOUR EMERGENCY SERVICE CALLS RELATING TO THE ASSOCIATION

**CONTACT Leslie Holiday
MENAS REALTY COMPANY
(619) 270-7870 (9am -5pm)**

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CHANCES ARE YOUR CONDOMINIUM HAS A HIDDEN FIRE HAZARD!!!

By 'The VENT CLEANER'

As residents use their dryer, the lint generated by drying clothes passes through the lint screen and into the exhaust system. Even though the lint screen is cleaned before every use, it only traps approximately seventy-five percent of the lint. Theoretically, this unfiltered lint is supposed to be exhausted of the vent.

The centralized washer and dryer location requires a vent that is long and sometimes complex in design to get to an appropriate exhaust point on the exterior wall or roof. The dryer simply cannot exhaust all the unfiltered lint in these vents. The air and lint from the dryer, saturated with moisture, begins to adhere to the inside of the vent and restricts the airflow.

Moisture remains in the dryer drum and clothes will stay wet or can take two or more cycles to dry. The longer the vent and the more turns it makes directly affect the amount and the rate of the lint build-up. These types of vents, especially with any horizontal sections, require maintenance more frequently.

Other factors that accelerate lint collection are improper screening over exhaust hoods, incorrect roof caps, missing or damaged lint screens, and locations in high humidity or foggy areas. Eventually a hard to remove heavy and spongy material builds up inside the dryer vent. This cocoon-like substance cannot effectively be removed by a vacuum of any strength or a brush of any kind. It must be rooted, pulverized, and blown out.

The buildup of lint in the vent restricts the dryer airflow, causing the moist trapped air to re-circulate rather than be exhausted out of the vent. The dryer motor labors harder and can overheat trying to push air through a clogged vent. The thermostat rapidly cycles on and off, calling for even more gas or electricity to heat the trapped air, or fails completely and the dryer begins to operate on its high limit safety switch instead of the thermostat. This is a common cause for burned-out heating elements in electric dryers. This adverse condition or poor air flow, excessive heat, and combustible lint is a hidden fire hazard that must be eliminated.

THE VENT CLEANER uses specialized high tech roofing equipment designed to remove 100% of all lint, nesting materials and other refuse which clogs dryer vents. Our equipment was developed specifically for dryer vent cleaning. Our process removes even minute layers of dirt, mold, and mildew restoring the vent to its original condition. There is no vent dismantling or any inconvenience to the resident. All the accumulated material is exhausted outside of the residence and removed. Our service addresses the entire dryer airflow system from the dryer to the exhaust point.

We inspect and clean the dryer's air inlet grids and lint screen compartment. The flex connecting the dryer to the wall vent is inspected, trimmed, and cleaned or replaced as needed. The entire vent is rooted like new and the exhaust hood or roof cap is cleaned. Upon completion, a future appointment is scheduled based on the equipment type, vent design, and usage.

Dirty Vents Cause:

- FIRE HAZARDS
- STRUCTURAL DAMAGE
- COSTLY DRYER REPAIRS
- HIGHER UTILITY BILLS
- LONGER DRYING TIME

DIRTY DRYER VENTS ARE A FIRE HAZARD!!!

Laundry dryer vent maintenance is far too often overlooked in property management. Extended dry time, high utility bills, expensive repair charges, and dryer replacements are the results of clogged vents. Improperly maintained vents become the home for insects, rodents, and nesting birds.

Moisture from the dryer that collects in the horizontal sections of impacted vents often leaks, causing water and structural damage. Dirty, lint-laden dryer vents have caused thousands of preventable and costly fires. The fact is that clothes dryers start more fires than any other appliance, including portable space heaters. The laundry room is the leading area of fire origin, and dust, fiber, and lint are the leading materials to ignite.

According to the State Fire Marshal, there is an average of **three dryer fires per day** in the state of California causing property damage and content loss of over six million dollars per year. Lack of maintenance is the leading cause of dryer fires.

THE VENT CLEANER

DRYER VENT CLEANING SPECIALIST SINCE 1987

PHONE:(800) 960-VENT

Laundry Dryer Vents Cleaned With The 'VENTROOTER'

Sam, the Vent Cleaner, will be back in Cape La Jolla Gardens around the middle to last part of September.

If you want your unit added to the list for cleaning, **please contact**; Deb Cooper at 642-0397 or email deblcooper@yahoo.com