

# Cape La Jolla Gardens September 1999 Newsletter



## Meeting Changes

The next HOA meeting will be held on **October 14th, 1999, Thursday, at 6:30 p.m.** at the **Southpointe Clubhouse, 8626 Via Mallorca. Please Join Us - Owners & Renters!** Meetings will be held on the **2nd Thursday** each month at the **Southpointe Clubhouse, 8626 Via Mallorca.** The homeowners' forum begins at 6:30 p.m.; the regular Board session begins at 7 p.m.



## Recycling

Recycling is now open to the community!! Please recycle your glass - any color and aluminum cans at La Jolla Village Square Mall, North side between Islands restaurant and UC Cyclery. Look for the three igloos in a row. (Don't confuse these with Islands igloos located next to their restaurant.) Signage is being developed for this recycling center. All proceeds will go to the LJVCA to be used for park improvement projects and community events. For further information, call Lu, recycling chairperson at 587-9993. Papers can be dropped in the bin on Via Alicante near Gilman by the city bus stop.



## Plumbing Problems

All plumbing lines directly servicing your unit are the responsibility of the unit owner. Any shared pipes are CLJG's responsibility. In A or D units, if you have water dripping from your ceiling, it is most likely coming from the unit above you. Before calling Menas Realty for assistance, please attempt to determine the source and cause of the water. Take a walk upstairs and knock on the door. The usual suspects would be a toilet overflowing, a dishwasher or ice machine supply line bursting, or an angle stop under the kitchen sink leaking. One of the most common bathroom leaks is a worn out waste and overflow mechanism under the tub or shower. If Menas calls a plumber to investigate, and the problem turns out not to be a common plumbing line, the owner will be responsible for all costs involved. Attempting to resolve the problem between the neighbors before calling Menas Realty will help keep costs down. Thanks for your cooperation.



## Car Theft

A car was stolen **out of an open garage** at CLJG between 1pm and 6pm in broad daylight on a Sunday, while the resident was at home. Days later, the 17-year-old thief (a suspected gang member) was caught by the police, but only after the car was crashed and thousands of dollars of damage was done to it. This is the second vehicle stolen from CLJG this year. Hence, please keep your garage door CLOSED at all times.

Please note that garage doors are supposed to be closed, if you are not inside the garage. Install a garage door button inside your garage so you can conveniently close your garage door and won't have to punch your code into the keypad. Re-code your garage codes and erase your old codes. Open garage doors attract unwanted thieves to our community. It only takes a minute for a thief to take your valuables out of your garage so PLEASE.....

## Don't Make It Easy For Thieves - Close Your Garage Door.



## Interior Repairs

The CLJG maintenance and janitorial staff are employees of Menas Realty. They are not licensed or insured for performing work outside the scope of their duties performed during normal business hours. Please do not ask them to fix items on the inside of your unit, e.g. hanging curtains, adjusting doors, replacing facets, moving furniture, etc. If you choose to hire a CLJG worker after hours, please be aware that any injuries to the worker or damage to your unit or any other unit as a result will be your sole responsibility.



## Garage Door Repair

If your garage door falls off the tracks or the door itself needs repair, please call Michelle at Menas Realty, 270-7870.

If you are having problems with the opener mechanism, that is the homeowner's responsibility to repair. FYI, Menas Realty uses Prestigious Door & Gate. Their number is 258-7007.



## Homeless Person

A homeless person has been seen living in a red Plymouth Sundance (CA license 4DBP366), which is sometimes parked overnight at CLJG in the guest parking area. If you see this person or car, please call Southern California Security at (800) 500-4827, immediately. This person has already threatened the Security patrolman and should not be approached.



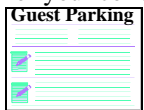
## Registration Form

On the back of this newsletter, you'll find a Resident Registration form. If you need to update any information that may have changed since you last filled one out, please take this opportunity to update any vehicle or occupant changes.



## Pool Gate Key

The pool restroom locks have been changed to match large pool gate key. We also added a Vacant/Occupied indicator for your convenience.



## Guest Parking

When you have guests who will be parking their car in the guest parking longer than 72 hours, you will need to complete and mail or fax to Menas a Guest Vehicle Registration form. Maximum allowed guest parking is 14 days with approved guest registration on file. Without info received in a timely manner, the car will be assumed to be in violation of our policy after 72 hours and will be subject to ticketing or towing. You can contact Leslie of Menas Realty at 270-7870 or download the form from the CLJG website <http://home.san.rr.com/cljghoa/>



## Important Information

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

**FOR 24-HOUR EMERGENCY SERVICE CALLS RELATING TO THE ASSOCIATION**

CONTACT **Leslie Holiday**  
**MENAS REALTY COMPANY**  
(619) 270-7870 (9am -5pm)  
(619) 744-9883 (after hours)

# CLJGHOA OWNER/OCCUPANT REGISTRATION FORM

## 1). OWNER INFORMATION

First Name(s):		Last Name(s):		
Condo Address:	_____ Via Mallorca Street	La Jolla City	CA State	92037-2569 Country/Zip
Mailing Address:				
Phone Number:		E-mail:		
Emergency Contact:		Emergency Contact Tel:		
Condo Garage # (A,B,D or E Units):		Menas Account #:		

## 2). OCCUPANT INFORMATION (ALL OCCUPANTS)

		Vehicle Information			
First Name	Last Name	Make	Model	Color	License #
Condo Unit Tel:			Move-In Date:		
Emergency Contact:			Emergency Tel:		

## 3). PET INFORMATION

	Breed/Type	Color	Description/Size	Cal.Tag#
Pet#1	Dog <input type="checkbox"/> Cat <input type="checkbox"/> Other <input type="checkbox"/>			
Pet#2	Dog <input type="checkbox"/> Cat <input type="checkbox"/> Other <input type="checkbox"/>			
Pet#3	Dog <input type="checkbox"/> Cat <input type="checkbox"/> Other <input type="checkbox"/>			

I hereby certify that I have provided the occupants with a copy of the CLJGHOA CC&R's, the CLJGHOA Information Booklet and the CLJG Pool/Common Area Keys.

Owner's  
Signature: \_\_\_\_\_

Date: \_\_\_\_\_

**MENAS REALTY COMPANY AGREES TO KEEP THIS INFORMATION CONFIDENTIAL AND TO USE IT ONLY FOR EMERGENCY PURPOSES.**

Print out this form, fill it out and FAX it to Menas Realty Company at (619) 270-9780 or MAIL it to Menas Realty, 4990 Mission Blvd., San Diego, CA 92109-2099.