

# CLJGHOA September/October 1998 Newsletter



## Next Meeting

The next board meeting will be held **Tuesday, November 3, 1998 at 7:00 p.m.** in the community room at L.J. Village Square next to the theater entrance. **Please Join Us!**



## Parking!

Thank you all for your cooperation in garaging your cars or moving them to the street. The situation is much improved.

Remember, all residents (i.e., both owners and tenants) must register all their vehicles with Menas Realty. Please register any new vehicle "additions" immediately.

Residents who fail to list their vehicle numbers will only be assumed to be a non-registered long-term guest and will most likely be towed.

Any vehicle parked on the property for more than 5 days must be registered with Menas Realty as a long-term guest or the car might be towed. Guests may use CLJG parking for a total of 14 days at one visit.

It is the responsibility of **non-resident condo owners** to make sure their tenants supply this information to Menas Realty.

**Menas Realty and the CLJGHOA assume no liability due to tenants' lack of knowledge of the parking regulations.**

Compliance helps us all with parking available for our visitors.



## Rules & Regs Booklet

All owners will soon be mailed an updated CLJGHOA Rules and Regulations booklet. **Non-resident owners MUST** supply this booklet or a copy of it to their residents. The HOA is not furnishing booklets to residents. However, the booklet can be viewed on the CLJG HOA website and easily downloaded for free.



## CLJGHOA Website

Cape La Jolla Gardens Homeowners Association now has a web site with all kinds of useful information about our community. You can check it out at: <http://home.san.rr.com/cljghoa/>

You can view and print out the following:

- Condominium Layout Plan
- Satellite Garage Numbering Plan
- Map and Directions for CLJG
- Resident Registration Form
- Guest Vehicle Registration Form
- Non-Emergency Telephone List
- Monthly Newsletters
- CC&R's
- Rules & Regulations Booklet
- Community Billboard
- CLJGHOA Expense Reports
- Garage Opener Instructions
- Security Screen Door Specifications
- Architectural Request Forms
- Condo Unit Floor Plans



## Garages

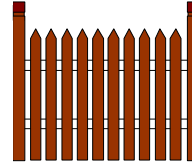
Please don't store any hazardous materials in your garages. This includes old paint rags, excessive newspaper, trash, gasoline, flammable solvents, etc. These are all dangerous fire hazards!

Also, if your car leaks fluids, please put down cardboard, old carpet or towel, etc. to catch the drips.



## Hand & Balcony Rails

The stair and balcony rails will all be repainted soon, as part of our regular maintenance program. Please be patient. Painting of patio balcony rails, which might require entrance from inside your unit, will be addressed next spring.



## Fences-C&F Units

### Attention C & F Unit Owners:

Please inspect your fences for rot or splitting and report any damage to Leslie at Menas Realty. We are preparing to treat the fences and need to address any problem boards that you find.



## Useful Numbers

Abandoned Cars:	(619) 495-7829
Animal Control, 24 Hour:	(619) 278-9760
Animal Control, 9am-5pm:	(619) 236-4250
Crime Stoppers:	(619) 235-TIPS
<b>FIRE/PARAMEDICS,</b>	
Non-Emergency:	(619) 533-4300 (619) 238-1212
Garden Communities (Sheri Bell):	(619) 558-9573
	Fax: (619) 558-9483
Miramar Helicopter Noise:	(619) 537-4277 (619) 537-4279
Menas Realty (Leslie Holiday):	(619) 270-7870
	Fax: (619) 270-9780
Noise Abatement:	(619) 236-5500
Pacific Bell (Customer Service):	800-310-2355
Pacific Bell (Repair):	611
Poison Information:	(619) 543-6000 800-876-4766
Pot Holes and Streets:	(619) 527-7500
Rancho Santa Fe Security:	800-303-8877
San Diego City Council:	(619) 236-6981
SDG&E (Customer Service):	800-411-7343
SDG&E (Emergency):	800-611-7343
<b>POLICE, Non-Emergency:</b>	(619) 531-2000
San Diego Water Dept:	(619) 533-5260
Warner Cable (Customer Service):	(619) 695-3220
Warner Cable (Internet):	(619) 695-3220

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

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



### Animal Control Q&A

The San Diego County Department of Animal Control will be giving an overview of their agency responsibilities and operations at the December 1<sup>st</sup> CLJGHOA board meeting (at 7:00 p.m.). After the presentation, there will be a question and answer session where homeowners and residents can find out about their rights and responsibilities regarding pets.



### Repair Requests

All request for repairs or reporting of problems must be phoned or faxed to Leslie at Menas Realty (Tel: 270-7870 ext. 24, Fax: 270-9780). Leslie will log your call and assign an estimated completion date, based on urgency. Please do not approach our maintenance man, Erick, directly. He takes direction only from Menas Realty and cannot stop his projects to work for individual homeowners or residents.



### Building H<sub>2</sub>O Shutoff

If you are going to have plumbing work done that requires water shut off to your whole building, you must get prior approval with Menas Realty, so we can alert your neighbors. Naturally, a bona fide emergency can't wait for "advance notice" but all non-emergency repairs can. Thanks for your cooperation should the need arise.

#### CLJGHOA 2nd QUARTER 1998 INCOME & EXPENSES

<b>FIXED, OPERATING &amp; ADMINISTRATIVE EXPENSES</b>	<b>July</b>	<b>August</b>	<b>September</b>	<b>Total Expenses Fiscal</b>	<b>% of Total Fiscal YTD Expenses</b>
Insurance/General Liability	\$1,551	\$1,301	\$1,443	\$8,540	11.02%
Taxes/Fees	\$1,261	\$24	\$947	\$2,232	2.80%
Electric	\$728	\$880	\$831	\$4,601	5.90%
Gas	\$426	\$262	\$188	\$2,566	3.30%
Water/Sewer	\$4,855	\$2,903	\$6,530	\$26,295	33.90%
Landscape Maintenance	\$0	\$6,500	\$233	\$16,250	20.96%
Landscape Plants/ Sprinkler Repairs	\$0	\$74	\$0	\$796	1.02%
Pest Control	\$228	\$228	\$233	\$1,373	1.70%
Pool Maintenance	\$400	\$400	\$400	\$2,545	3.28%
Pool Repairs	\$389	\$381	\$198	\$1,365	1.70%
Security	\$540	\$540	\$540	\$3,364	4.34%
Refuse Services	\$923	\$923	\$923	\$5,538	7.14%
Common Area Repair & Maintenance	\$1,157	\$608	\$513	\$7,131	9.20%
Signs	\$0	\$0	\$1,212	\$1,766	2.27%
Misc. Operating Exp.	\$0	\$0	\$833	\$833	1.07%
Custodial Services	\$0	\$0	\$43	\$426	0.54%
Salaries/Wages	\$229	\$777	\$556	\$2,123	2.73%
Taxes/Payroll	\$26	\$89	\$64	\$241	0.31%
Computer Charges	\$6	\$5	\$4	\$32	0.04%
Workman's Comp	\$10	\$35	\$25	\$96	0.12%
Bad Debt Expense	\$0	\$0	\$151	\$151	0.19%
Menas Management Fees	\$1,336	\$1,336	\$1,336	\$8,079	10.40%
Legal & Consulting Retainer	\$1,272	\$2,100	\$1,383	\$9,261	11.90%
Audit/1099	\$775	\$0	\$0	\$775	1%
Office Expenses	\$341	\$339	\$800	\$2,267	2.90%
<b>Totals</b>	<b>\$16,454</b>	<b>\$14,604</b>	<b>\$13,243</b>	<b>\$77,493</b>	<b>~100%</b>
<b>REVENUES</b>	<b>July</b>	<b>August</b>	<b>September</b>	<b>YTD</b>	
Association Dues	\$20,480	\$20,480	\$20,480	\$122,880	
Other Revenue	\$144	\$308	\$223	\$1,059	
<b>Total Revenue</b>	<b>\$20,624</b>	<b>\$20,788</b>	<b>\$20,703</b>	<b>\$123,939</b>	
<b>RESERVES</b>	<b>July</b>	<b>August</b>	<b>September</b>	<b>YTD</b>	
Reserve Income	\$8,046	\$7,934	\$7,547	\$48,826	
Reserve Expense	\$0	\$946	\$0	\$5,112	
<b>Reserves Profit/Loss</b>	<b>\$8,046</b>	<b>\$6,988</b>	<b>\$7,547</b>	<b>\$43,714</b>	
<b>CONSOLIDATED PROFIT/LOSS</b>	<b>\$12,215</b>	<b>\$8,062</b>	<b>\$9,098</b>	<b>\$59,006</b>	