

# CLJGHOA December 1998 Newsletter



Happy Holidays to all of you from your Board of Directors!



## Next Meeting

The next board meeting will be held **Tuesday, January 5, 1998 at 7:00 p.m.** in the community room at L.J. Village Square next to the theater entrance.

**Please Join Us!**



## Rules & Regs Booklet

All owners should all have received a copy of the Rules & Regulations Booklet. Call Menas if you did not. **Non-Resident Owners** must provide their tenants a copy. This is not the HOA's responsibility. A tenant not being informed is "no excuse" if an infraction occurs.



## Garages

Our error in recommending cardboard or carpets to catch oil drip under your cars. These are potential fire hazards and should be abandoned immediately. Better to use an oil drip pan.

Please note that although garages here at CLJG are for your "exclusive use", they are technically owned by the association as a whole. Therefore, any major structural alterations including electrical or water related changes (e.g. in-line water softeners, faucets, sinks, or major electrical changes like installing 220V outlets) must get prior approval before the Board.

If you have already made these changes, you must notify the board promptly. You can obtain architectural request forms from Menas or from the CLJG web site at <http://home.san.rr.com/cljghoa>.



## Trash

**Nothing** may be dumped beside the trash bins in hopes of being carted away! This includes bags of newspaper and tin cans, moving boxes (whether broken down or not), bags of old clothing, tires, mattresses, broken toys, etc. If you are found to have left a "deposit", you'll be fined by the Board.



## Trees & Gift Boxes

As we can expect a lot of "holiday" trash, please crush your gift boxes, wrap your trash bags securely (the ants love the sweets), and don't leave any trash on the ground, even if the dumpster is full. our disposal company doesn't pick up items left outside the dumpster.

Trees must be taken to a recycling center. One is located at the corner of Regents and Genesee Roads. Other locations are announced on TV news and are listed in newspapers.



## Skylights

A reminder to use no fluid cleaners on your skylights or you might develop "spider cracks." Light soap and water works best. Skylight exteriors will be cleaned after the rainy season.



## Car Washing

Absolutely no car washing is allowed anywhere, including inside your garage. The water is on a single meter, paid for communally in your monthly dues. No one unit is entitled to use water for their "exclusive use" in this fashion.



## New Security

As of December 15<sup>th</sup>, we switched patrol companies. Our new service is Southern California Security. The phone number for them is 576-1994. They will continue to drive around periodically each evening, enforcing parking and speeding rules. They will not be as lax as Rancho Santa Fe Security became. Please be advised!



## Useful Numbers

CLJG Web Page:

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

Abandoned Cars:	(619) 495-7829
Animal Control, 24 Hour:	(619) 278-9760
Animal Control, 9am-5pm:	(619) 236-4250
Crime Stoppers:	(619) 235-TIPS

### FIRE/PARAMEDICS,

Non-Emergency:	(619) 533-4300
Garden Communities (Lisa Bride):	(619) 558-9573
Fax:	(619) 558-9483
Miramar Helicopter Noise:	(619) 537-4277
Fax:	(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
Fax:	800-876-4766

### POLICE, Non-Emergency:

Pot Holes and Streets:	(619) 527-7500
San Diego City Council:	(619) 236-6981
San Diego Water Dept:	(619) 515-3525
SDG&E (Customer Service):	800-411-7343
SDG&E (Emergency):	800-611-7343
Southern California Security:	(619) 576-1994
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)



## CLJGHOA PARTIAL 3rd QUARTER 1998 INCOME & EXPENSES

FIXED, OPERATING & ADMINISTRATIVE EXPENSES	October	November	Total Fixed, Operating & Admin Expenses Fiscal YTD (April-Nov)	% of YTD Fixed, Operating & Admin Expenses
Insurance/General Liability	\$1,395.50	\$1,395.50	\$11,331.50	7.80%
Taxes/Fees	\$0	\$0	\$2,231.73	1.50%
Electric	\$893.77	\$854.21	\$6,349.01	4.40%
Gas	\$222.61	\$394.59	\$3,183.41	2.20%
Water/Sewer	\$3,297.15	\$4,612.33	\$34,204.03	23.50%
Landscape Maintenance	\$4,795	\$4,795	\$25,840.00	17.70%
Landscape Plants/ Sprinkler Repairs	\$0	\$0	\$73.50/ \$722.876	0.55%
Pest Control	\$233	\$233	\$1,839	1.30%
Pool Maintenance	\$400	\$385	\$3,330	2.30%
Pool Repairs	\$73.24	\$130.56	\$1,568.84	1.10%
Security	\$1,080	\$0	\$4,444.27	3.10%
Refuse Services	\$978.38	\$978.38	\$7,494.76	5.20%
Common Area Repair & Maintenance	\$1,306.79	\$1,056.53	\$9,494.67	6.50%
Signs/Fire Prevention	\$0	\$247.61	\$1,765.89/\$247.61	1.40%
Misc. Operating Exp.	\$174.05	\$70.53	\$1,078.07	0.74%
Custodial Services	\$0	\$0	\$426.09	0.29%
Salaries/Wages	\$695	\$1,548.26	\$4,366.51	3%
Taxes/Payroll	\$77.87	\$112.01	\$430.47	0.30%
Computer Charges	\$5	\$11.00	\$48.00	0.03%
Workman's Comp	\$42.60	\$94.91	\$233.05	0.16%
Bad Debt Expense	\$0	\$0	\$150.96	0.10%
Menas Mgmt. Fees	\$1,335.60	\$1,335.60	\$10,749.73	7.40%
Legal & Consulting Retainer	\$0	\$539.20	\$9,799.87	6.75%
Audit/1099	\$0	\$0	\$775	0.53%
Office Expenses	\$295.09	\$508.64	\$3,070.59	2.11%
<b>TOTAL EXPENSES</b>	<b>\$17,300.65</b>	<b>\$19,302.86</b>	<b>\$145,249.42</b>	<b>100%</b>
<b>REVENUES</b>				
	<b>October</b>	<b>November</b>	<b>YTD</b>	
Assoc. Dues Billed	\$20,480	\$20,480	\$163,840	
Other Revenue	\$471.60	\$207.21	\$1,737.57	
<b>Total Revenue</b>	<b>\$20,951.60</b>	<b>\$20,687.21</b>	<b>\$165,577.57</b>	
<b>RESERVES</b>				
	<b>October</b>	<b>November</b>	<b>YTD</b>	
Reserve Income	\$7,717.09	\$7,634.90	\$64,178.48	
Reserve Expense	\$22,708.41	\$2,750	\$30,571.28	
Reserves Profit/Loss	(\$14,991.32)	\$4,884.90	\$33,607.20	
<b>CONSOLIDATED PROFIT/LOSS</b>				
	(\$11,340.37)	\$6,269.25	\$53,935.35	