

October 2008

Pointe Surfside Newsletter

Next Board Meeting: November 18th. ... The agenda will be posted on the bulletin boards.

Homeowners Forum 7:00 to 7:15PM

..Be There...Be Heard...Be part of the Community

In This Issue:

- **Costs**
- **Motor Cycles**
- **Safety Tip**
- **Thanks**
- **Volunteer**
- **Questions From Homeowners**
- **Who We Are**

If anyone has a suggestion about a community issues for the newsletter please send to Mary Whaley. Please submit all information to be included about the topic.

Costs

Painting of complex \$ 157,705.00

Tennis court resurface/repair \$16,355.00

Asphalt repair/slurry seal parking area \$ 24,885.00

Motor Cycles

You see the above cost to repair/slurry the parking area. Motor Cycles cannot be parked in the common area parking due to the kickstand damaging the asphalt. Motor Cycles will have to be parked in your garage, in your assigned parking under the tennis court or on the street.

See CC&R's; Article 2.13 (a) "No motorcycle or motor driven cycle shall be operated within the common area".

The board understands that due to current gas prices motorcycles are an attractive transportation mode. Due to the excessive noise many motorcycles make some residents walk their cycle to the gate then start the engine.

Safety Tip

1.All units should have a fire extinguisher. The extinguisher should be checked yearly.

2.Please do not buy or give money to door-to-door solicitors. Soliciting is against the rules at PS; notice is posted at the gate. Buying from these individuals encourages the behavior. Selling magazines may be a front; they may be here to scope out the property. You can call the HBPD (714-960-8825) if you have any problems with solicitors.

Thanks

1. Thanks to Mr. Kramer for fixing the tennis net and to Mrs. Kramer for heading the garage sale.

2. Residents that got violation letters and corrected the violation we would like to thank you for your cooperation.

Volunteer

If anyone is interested in volunteering please let the board know. You can volunteer on one project, be on a committee or help with things such as the bulletin boards.

Questions From Homeowners

1. *Why am I just now getting a violation letter?*

It is possible that something is not seen one month and the next month it is noticed (human error).

Unfortunately in the past the rules have not always been consistently or equally enforced. We want to move forward and follow the rules/CC&R's to the best of our ability. It is the fiduciary duty of all boards to make reasonable effort to enforce the rules/CC&R's. Associations can be held liable for failure to enforce CC&R's, (see Posey v Leavitt).

2. *Why can't you just knock on my door and ask me to correct a violation?*

See page 9 of the PS Rules and Regulations; Enforcement Policy. The first violation requires a "written warning". The board needs to follow the rules and everyone needs to be treated equally.

Unfortunately not everyone who gets that first notice corrects the violation. The next step is a hearing and a possible fine. It is necessary to have proof that the first violation was given in writing.

3. *Why did my tenant get a copy of the violation letter?*

See page 9 of the PS Rules and Regulation; Enforcement Policy. If the tenant is the violating party the homeowner and tenant get a copy of the violation notice.

4. *Why can't the newsletter be more positive?*

The newsletter has a variety of topics and some topics may be about negative things happening in the community. The newsletter is a reflection of what is happening in the common area and/or with the association. We provide information, we thank individuals that have assisted with a common area/association task, we answer homeowner questions and we bring problems to the attention of the community. You may see the same issues over-over such as "no glass at the pool" or "don't leave unwanted items by the trash enclosure". This is because residents continue to do these things on a regular basis.

Here We Are

Mary Whaley, president

Jenice Van Anandel, secretary

Janet Caybourne, treasurer

Clubhouse Rental

Rental cost is \$50.00/ Deposit of \$250.00. For reservations please contact Mary Whaley (714) 377-0356, marywhaley1@hotmail.com.

Management Company Information

Golden West PM (714) 220-5920

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