



Member News

February 12, 2003

There are many so many things to report regarding our progress on providing services, that this WHOLE newsletter is dedicated exclusively to **SERVICES**.

We are happy to report that we have transitioned away from Fiesta Properties providing the services within our community. While the transition took over 2 weeks to complete, Fiesta worked with us to insure all the paperwork was properly completed, and there were no gaps in security or other services. We are now fully in charge of our own destiny!

The Beach Club has contracted with Pepe Gamboa to provide all of the services within La Jolla. The contract has very specific performance criteria and we expect Pepe to do a great job. At this time, the services he is providing include the following:

1. Security
2. Trash pickup
3. Water delivery
4. Beach Cleanup
5. Pool and Common area maintenance
6. Interior Road Maintenance

Finally, while Pepe is not involved with the Exterior Roads, we also have an update on the Exterior Road Maintenance (the road from the paved highway all the way to the development).

SECURITY

The general plan is to provide 1 guard during the weekday hours, and 2 guards over the weekend nights. They will NOT be stationed at the entrances, but rather roving around. With limited staffing, the Board strongly feels like the best security solution is having the guards mobile. To facilitate this mobility, we have accepted generous donations from the Roberts and Brockmans. The Roberts donated a motor-scooter for use on the development streets. It is very quiet, so it works well at night. The Brockmans donated an ATV for the guards to patrol the beach. You will notice a LOT more visibility of our security staff.

TRASH PICKUP

As you have hopefully seen, the development is cleaner now than it has EVER been - thanks in large part to the clean up efforts on the workdays. We must all work

together to insure the trash is not allowed to blow and collect in the development. **Members are asked provide sturdy trash receptacles outside of each home. In addition, members should bag all trash** - this speeds the process of trash collection and minimizes the mess created when we get high winds. Trash will generally be picked up Mondays and Fridays.

WATER DELIVERY

Each improved lot owner is eligible to receive 9000 liters of water each month. Additional water is charged at \$7 for each 1000 liters used. Water levels are measured daily at each home, and a log book is kept. When tanks get more than 1/3 empty, water is delivered to that home. We have now installed a very accurate water meter on both water trucks used and can readily determine exactly how much water is delivered each day, to which house. We keep tanks generally full in case there is a water truck breakdown or some other interruption in service so that owners are not left without water at their homes. Starting the end of February, if you need additional detail on the deliveries to your home, we will have an ability to fax or mail you a copy of the delivery log, showing the water levels as measured and how much water was added on each day.

The yellow (large) water truck is our main delivery vehicle - and we have made a number of improvements to it in the past 45 days. We have replaced 6 of the 10 tires, fixed the lights, the brakes, and a variety of other items. The red (smaller) truck will be our backup truck - and we expect it to be available for service in approximately 2 weeks or so. In no case will our fresh water trucks be used for salt watering the roads.

Water is invoiced from the 21st of each month to the 20th of the following month. The goal is get statements out approximately the 28th of each month, so, for example, on the 28th of January, when you get billed for February dues, you'll be billed for additional water used from Dec 21th - Jan 20th.

BEACH CLEANUP

The Beach Club will clean the beach of the "organic" material that washes up occasionally on the beach - whether that is seaweed, dead fish, or whatever. This service is on an "as needed basis".

POOL AND COMMON AREA MAINTENANCE

Over the past 4 months, we have made TREMENDOUS strides in improving our ability to keep the pool clean. These include:

1. Installation of a complete power package, compliments of the of the common area committee! We have 16 brand new batteries, with 2 brand-new Trace inverters. The 20Kw generator is working well; although some final fine tuning and a new radiator are still needed. The net result is that we should have reliable, consistent power to the "beach community center", which includes the pool.

2. All 3 pool pumps have been rebuilt, so they should run reliably again.
3. Andy has been fully instructed as to how to maintain the proper chemicals. Needed chemicals are on hand.
4. The sand "ramp" that built up over time on the beach side of the pool has been removed. This allowed a lot of sand to blow into the pool, thereby increasing the workload of keeping the pool clean.

The bottom line is that we should have a clean, swimable pool going forward!

In addition, we have also fertilized all of the palm trees, trimmed many of the dead frawns, and put them on a regular (2x/month) watering schedule.

INTERIOR ROAD MAINTENANCE

We brought in 3 loads of caliche, and have patched many of the known soft spots on the interior roads. We hope to get some corner posts re-positioned and stop the practice of cutting corners over people's empty lots.

EXTERIOR ROAD MAINTENANCE

As you may know, we have been working with the Encanto Association, who is now in charge of maintaining the exterior road, from the Caborca highway to the entrance of the development. They have made considerable progress in procuring a water truck and building out a new pump station at the end of the road from the paved highway where you turn West towards the development. With the use of our grader, the road has been in very good shape for the past few weeks. We'll keep you posted as to more developments, but right now the progress is very noticeable!

The Beach Club Board hopes you notice the improvements in services as well as the overall improvements to the development. If you have further suggestions or concerns, please contact anyone on the [services committee](#).

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