



## Member News

March 26, 2003

Dear PLJ Beach Club Member:

### **Beach Community Center - Plaza Improvements:**

Have you been to the Beach Club recently? As promised, the most exciting improvement in our community is the new plaza area between the pool and the Beach Club Community Center! Tremendous progress has been made, including:

1) The road, LaJolla Avenue in front of the Community Center, has been closed off and all of the low perimeter walls, curbing, raised planters, etc. have been installed. 2) A gorgeous, new community firepit has been built in the plaza area, and 3) a center landscape island and seating area has also been added. This effort truly ties the pool and clubhouse areas together and creates an "area of community". For recent pics, showing our progress, see our new website page, "[Community Center](#)" and you'll see what we mean! Come visit!

### **Beach Community Center – Power & Clubhouse:**

We have written to you a few times in the past couple of weeks informing you of the situation with the pool and clubhouse power. At each step, we think we have it fixed, only to run into other nagging issues. The good news from all of this is that we really feel we have solved numerous problems along the way and we'll have a much more stable power situation serving these common areas in the future. The not so good news is that even after dragging the generator to Phoenix and back, AND getting an emergency part delivered last weekend (thanks to Kim Gillespie, Kevin Weeks and Gary David), the generator is not quite running at its peak performance. We have intermittently filtered the pool when possible, but it has not been maintained consistently. We have another attempt going this weekend, and we anticipate having this last problem behind us and expect to soon have this very important power component operating at 100 percent.

In the meantime, the installation of the sound deadening within the power room has progressed, as well as upgrading the wiring to match our new capability. Recent pics for the power room can also be seen on the "[Community Center](#)" page of the website, if you're interested. We have also received most of the interior and exterior light fixtures and fans.... all ready for installation in the community center by the beginning of April.

### **Generator Noise:**

Now that we have 35+ houses occupied within our community, generator noise is becoming a serious issue to all members. Many generator rooms were not designed with ANY quieting in mind – and the noise can be disturbing. We have one house that the owners or their guests cannot sleep in their master bedroom.... when their neighbor's generator is running. We all bought in La Jolla because of the tranquility of the setting – and we must all work together to insure our home building does not take it away. The good news is that the Board has been very active in understanding this issue and we have recently purchased a sound meter so we can put some science around the decibel levels.... removing the subjectivity of noise abatement. We will be publishing updated sound guidelines in the next month or so. For now, if you're currently constructing your casa, let your builder know how important this issue is. Stay tuned for more details!

## **Property Rentals:**

Another important item that has been raising its head is the issue of guests in our community, primarily renters. This is the first time that we have had a significant spring break presence in La Jolla ...and it has not gone as well as it should. LOTS of fireworks, loud music at 3am, profanity, etc. has generated many member complaints. Our water use and trash generation are way above normal! Our yellow truck has been making two trips a day keeping up with the water deliveries, but it has been a real challenge – with not much room for error.

Those owners renting out their units need to become more involved in managing renter behavior via their rental contracts.... The Board recently delivered copies of our member rules, in both English and Spanish to the guards to pass out to visitors as necessary. However, each owner is asked to insure a copy of these rules is included in EVERY rental contract, with a laminated copy clearly posted inside of each home. The earlier we educate visitors about proper behavior the better chance we have not having problems. A copy of these rules are available by downloading from the website on the Correspondence page or contacting Sally, our Association Bookkeeper.

## **Members not in Good Standing:**

The Board has implemented a new process whereby owners who have NOT joined the Association are now called “Non-Members”. They are listed on the website as such. Members who HAVE joined the Association, but whose accounts are not in good standing are called “Not in Good Standing” members.

The Board thanks the vast majority of owners who are participating each month and helping shape our future. However, we also feel it is important to share that there are a few owners who have committed to the Association, but have not maintained a current account. As of March 27<sup>th</sup>, the following members are considered not in good standing:

Gus Brown  
Keith Blue  
Glen & Nina Bach

Greg & Carolyn Willits  
Scott Poturalski  
Jim Fosdick  
Donny & Janet Buckle

Oscar & Vivian Inocencio  
Jane Schroeder  
Richard & Kathy Spreiser

The members listed above are hampering our ability to continue to move forward as aggressively as possible. If you are in this category, please contact Sally as soon as possible!

## **New Mailing Address:**

In our never-ending effort to increase efficiency in our club, we are moving our mailbox to be more accessible to Sally, our Beach Club bookkeeper. Mail sent to the old address will still get through for a while, but effective immediately, please send all checks, correspondence, etc. to the new address:

Playa La Jolla Beach Club A.C.  
3906 W. Ina Rd., Suite #200-324  
Tucson, AZ 85741

## **New Quarterly Payment Option:**

Based on feedback from a number of our members, we now offering a more convenient quarterly payment option. Use of this option will reduce the paperwork for both you and the Beach Club. If you're interested in taking advantage of this time-saver, please contact Sally at [billing@playalajolla.com](mailto:billing@playalajolla.com) or (520) 544-3989 and she'll set you up!

## Facturas Now Available:

For those owners who hold title to their property within a Mexican corporation, we are pleased to announce the availability of facturas. What is a factura? It is a duplicate receipt issued for dues paid to the Beach Club and is an "official" version that is recognized by the Mexican Gov't for Mexican corps. Most owners WILL NOT need this, but if you do, please contact Sally to get set up for this service.

## Property Sales:

We are noticing that 6-8 sales are in process or have been completed since the Nov 30 formation meeting of the Beach Club. For comparison's sake, this compares with 1-2 sales in ALL of 2002. Buyers are reporting that they are excited about the future of the development and of the Association's activities. If you are interested in selling your property, the Beach Club recommends you consider working with Grant MacKenzie (and son) and First Mexican Investments. They are the only realtors who LIVE on the peninsula and have a very active presence there every day. FMI donates 1% of the property sales price to the Beach Club, which will be used for the "Community Development fund", and have been strong supporters of our efforts.

FMI has placed furniture in the sales office, has sales literature available and will be staffing it as appropriate. We will be sending out more information in the future about services of the sales office. For now, if you're interested in more information on their services, contact Grant or his son, Grant Jr. at 011-52-638-383-7811, email is: [jr.firstmexican@starband.net](mailto:jr.firstmexican@starband.net).

## Staff:

As most members are aware, our new services personnel have been performing their jobs very well. For the most part, it is clearly evident our community is being well cared for. On all fronts major and minor improvements have been made in the daily routines of the community services making life in LaJolla better than ever. And....we're not done yet !

Our sombrero's go off to Pepé and his crew !

## Summary:

This time of year we have some of the best weather available. What better place to visit close to home than a Spring vacation break in LaJolla ! The community is thriving, growing and changing due to all of the activity. There have been recent sales, new members added, new casa's breaking ground and activity stretches from the estuary throughout La Jolla. The pool, spa, community center and especially the new plaza, should all add greatly to our enjoyment of the Beach Club ! One by one with volunteer services..... we are ensuring that LaJolla is "the jewel of the beach"

Hope to see you soon!

## PLAYA LA JOLLA BEACH CLUB BOARD

David Livingston	(623) 486-8440 ext. 11	<a href="mailto:david.a.livingston@aexp.com">david.a.livingston@aexp.com</a>
John Specht	(303) 693-1456 home (303) 373-2679 x207 wk	<a href="mailto:jspecht@associatedequipment.com">jspecht@associatedequipment.com</a>
Bill Robert	(480) 488-1419	<a href="mailto:suzrobert@msn.com">suzrobert@msn.com</a>
Bill Bosmeny	(520) 529-3659	<a href="mailto:webmaster@playalajolla.com">webmaster@playalajolla.com</a>
Dave Crum	(480) 860-8183	<a href="mailto:davidc@ssmi-controls.com">davidc@ssmi-controls.com</a>
Darrell Fraynd	(402) 880-3534	<a href="mailto:dfaynd@aol.com">dfaynd@aol.com</a>
Sam Sidholm	(403) 276-1121 wk	<a href="mailto:ssidhom@bmwwestern.com">ssidhom@bmwwestern.com</a>