



## Member News

May 21, 2003

Dear PLJ Beach Club Member:

We last wrote to you in March, and we are overdue with a Beach Club update!

### Pool & Clubhouse

We wrote to you in March our excitement about the progress of the clubhouse power system and overall improvements. Since then, we haven't exactly maintained our momentum. The Services Committee is remiss in not sharing this – we are guilty of thinking “it will be fixed soon” – and it still isn't. Our apologies for not keeping you more informed. The bottom line is that the pool has NOT been consistently clean. It hasn't been for lack of effort, rather a lack of results.

Clubhouse power has been an ongoing frustration. As you may recall, we dragged our 20KW generator up to Loftin Equipment, had major repairs, and then back down. It still didn't work right. We have had owners bring down a variety of additional parts. We have had numerous people working on the system. As of today, the generator has been fixed such that it can partially run but will not do so without a lot of manual TLC. Byron has been instrumental in keeping this process moving and we remain hopeful that this will indeed be behind us shortly. However, everyone is frustrated this has taken so long and so much effort.

The pool has been affected by two problems. First, a lack of availability of daily power has been the biggest challenge. Second, we found out in late March that the pool filtering equipment requires some major repairs. We have tried in vain to get the local vendor from Peñasco to come out. We accepted a bid and they simply will not come out to do the work. We have tried to contact the vendor in Hermisillo who built the pool, so far to no avail. At this point, we are limping along, and trying to have the pool clean for the coming weekend, but we are not yet where we need to be. We have recently switched strategies and are trying to get a US vendor to come down to do the work.

We WILL update you when we have more status. And... let's keep this setback in perspective. We have made a TON of improvements to this area, and although the progress has been slower than we imagined, we are still on track to have a pool & clubhouse community area that is 2<sup>nd</sup> to none!

### Services:

Overall, since January, the level of services has been generally excellent. Water delivery has been very consistent, security has been fully staffed, the garbage has been picked up regularly, etc. We are aware that over the past 3 weeks or so, service levels have been more sporadic and are working with our vendor, Pepe, to get back to where we were. The main issue has been the constant breakdowns and cost to operate the vehicles used to provide the services. Pepe is changing some vehicles used, and we are working with him to resolve this issue. Two other items are driving our service capacity to the breaking point and improved lot owners need to help.

**1) Trash:** Some homes do not have trash receptacles and/or generate huge amounts of trash. Garbage and trash service is a pure capacity issue. If we fill a garbage trailer with the trash from 8 houses instead of 24, it takes three trips instead of one to finish the job. If it takes 10 minutes to pick up scattered trash for one house, it is also a big problem when multiplied across the development. These issues are greatly increasing the challenge of picking up all trash on a regular schedule. Pepe reports the average trash generated per house in La Jolla is 2-3 times that generated in Encanto. Please.... if you don't have appropriate trash receptacles, get them. Make sure all trash is bagged with sturdy bags that won't break when grabbed. Avoid glass containers, as glass is very heavy. Educate your family and guests to try and minimize trash generated. (i.e. buy beer with bottle deposits, don't always use paper plates, etc.).

**2) Water** Some homes are using a tremendous amount of water. Again, conservation is key. All water is trucked in – and overuse by one house means more limited availability for others. Our yellow water truck, as

reliable as has been, can only fill 1 ½ house's empty water tanks per trip. Any day that requires over 2 trips in a day means our driver has to work overtime. Occasionally, this is ok, but it doesn't work every day! During one 3 day weekend recently, we had to deliver 9 trucks of water to supply all the houses in La Jolla. As more homes are built, this will increase the pressure on our water delivery system. Please, educate your family and guests about conservation.

The Board has been carefully reviewing our costs of delivering water and comparing our rates with other vendors. After a serious review, the Board plans to raise our water rates effective Sept 21<sup>st</sup>, to bring them more in accordance with competitive rates. There will be a two-tier rate structure to charge those homes using the most water a higher fee. Please use the time until then to find ways to reduce your water usage!

**Next Member Meeting:**

While we received some feedback from owners that Thanksgiving is not a good weekend for our meetings due to family commitments to be in other places, the overwhelmingly strong feedback we've received has been to stay with our Thanksgiving date. We gave strong consideration to Oct, early Nov, December, and late in Jan, but each of those options have their issues as well. So, for 2003, our next member meeting is..... (drum roll please)..... the Saturday after Thanksgiving! Please join us at 10:00, poolside, on Saturday, November 29<sup>th</sup>.

**Beach Club Renters & Guests:**

A major problem for the Beach Club has been the use of fireworks, ATV use, and loud noise. While this has been mostly confined to renters & guests, it is still the member's responsibility for their behavior.

Due the consistent problems we are having with these various issues (mainly fireworks, ATV use, and loud noise), the board has designated fines for *continuing problems* in these areas. If you are an owner renting out your unit, we strongly recommend the following measures:

1. Insure your rental contract includes ALL the appropriate Beach Club rules. A copy of the rules is available by downloading from the website [www.playalajolla.com](http://www.playalajolla.com) on the Correspondence page or by contacting Sally, our Association Bookkeeper.
2. Insure your rental contract states that failure to abide by these rules can result in forfeiture of the security deposit.
3. If you are using a rental agency, make sure they are properly setting expectations about the experience of staying in La Jolla *before the renters arrive*. Often, agencies don't understand that while other communities allow various activities (fireworks, loud noise, quads, etc.), La Jolla does not.

If you have guests in La Jolla, we ask that you educate them about the Beach Club rules. Most members bought property in La Jolla due to the tranquility and serene environment that La Jolla offers. The Beach Club supports rentals; however, we ask that you do what it takes to insure that your neighbors can enjoy their properties without hindrance by your renters or guests. Thank you in advance for your cooperation in this area.

**New Mailing Address:**

Don't forget our new address: Playa La Jolla Beach Club A.C.  
3906 W. Ina Rd., Suite #200-324  
Tucson, AZ 85741

**PLAYA LA JOLLA BEACH CLUB BOARD**

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