

**Playa La Jolla Beach Club Newsletter**  
**October 2004**

Dear Beach Club Member:

It is our hope to provide you with some updates and upcoming events that are taking place in PLJ. We apologize for the delay in getting the newsletter out and would appreciate your forwarding this to anyone that is interested in becoming a part of the Beach Club community. Any comments for the newsletter can be directed to: Bert Gillespie ([btgillespie@cox.net](mailto:btgillespie@cox.net))

**Annual Meeting**

This year's annual home owners meeting is Saturday, November 27<sup>th</sup>, at 10:00 a.m. in the beach clubhouse. In addition to updates by the board, we will have guests include Ricardo Bours, our association attorney, Myriam Hernandez our accountant, Grant MacKenzie from Realty Executives and Sam Jennings, who is in charge of our services. This is an important meeting for all home owners (in good standing) to have a vote and voice in the planning and growth of our great community.

The Social Committee has arranged to have a picnic afterwards complete with tacos (beef, chicken, pork) made to order by the ever popular "Taco Man" and beverages – please invite your guests to join us AFTER the meeting (expected to be approximately 12:30 or so). A fee of \$6/person will be charged – tacos, fixin's, beer and bottled water included. If you are joining us for the picnic please send your check to:

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

If you'd like to bring any side dishes, please do so as they will be appreciated!

Questions or suggestions concerning the Annual meeting can be directed to any board member listed on the Playa La Jolla website:  
(<http://www.playalajolla.com/board.htm>).

Questions concerning the picnic can be directed to the social committee:

Tracy Livingston: [daltnl@cox.net](mailto:daltnl@cox.net)

Liz Carpenter: [runforlife36@cox.net](mailto:runforlife36@cox.net)

Note: Board members, there will be a dinner/board meeting Friday November 26<sup>th</sup> at the Gillespie's. The meeting will start between 6:00-6:30pm.

## **NEW YEAR'S EVE PARTY**

The second event is our annual New Years Gala with masquerade twist! The theme for this years New Years Bash will be "The Madhatters Ball." Please dress in costume or wear a crazy hat of your own choosing.

A slight departure from years past there will be no dinner due to our community's large size. The Gala will be from 9pm-? We will offer finger foods and desserts. Lastly, the children's party will not be held. It is up to each household to arrange the necessary needs for your children and the children of your guests.

I hope this basic information of the upcoming activities helps all of you plan your time down at the beach. More information will follow at the Homeowners Meeting. At this time we hope to share cost information and further details.

Questions concerning the New Year's Eve Party can be directed to the social committee:

Tracy Livingston: [daltnl@cox.net](mailto:daltnl@cox.net)

Liz Carpenter: [runforlife36@cox.net](mailto:runforlife36@cox.net)

## **Treasurers Update**

We are approaching the end of our Fiscal Year and it's hard to believe how fast the days are going. I would like to thank Bill Bosmeny for being patient with my many questions and recognize the indispensable help of Sally Willems who makes the "Shell Answer Man" look like an amateur. Sally Willems is our bookkeeper the title I prefer is "lifesaver" as she goes above and beyond to insure all the financial processes are working and being done.

Of all the questions I have received the most common is what do we spend our dues on?

The homeowner's dues pay for the infrastructure and services necessary to maintain the property and keep things running. This includes security personnel that patrol the development, road maintenance, pool maintenance, water delivery and garbage collection. These are just some of the areas that the dues pay for throughout the year. These expenses are monthly and are visible. By visible I mean we can see the water truck as they deliver the water, we can feel when the road has been worked on and know when the swimming pool is clean.

In addition, to the above monthly services we also have one time expenses that occur that also impact the budget. Many of these are not visible but also require

budget dollars. Example being the repair and replacement of the palapas, the repair of the roof in the club house, the repair of the red water truck as a back up to the yellow water truck used today.

Your dues are the lifeblood of the development and this is why it is so critical that all of us pay our dues and invite others that are not paying to join in and become an active member. By having more owner's join we can spread these expenses across many and minimize the burden of these on going expenses. In addition, by having more members join and stay current we can move beyond maintaining the infrastructure and start looking at other areas to improve and enhance the development. I look forward to seeing all of you at the annual meeting.

Bert Gillespie  
([btgillespie@cox.net](mailto:btgillespie@cox.net))

### **Services Update**

Always in a state of flux our services staff have done an outstanding job in keeping things running as smooth as possible. One of the major changes this year was the addition of our security staff. This was in response to reports of break-ins that occurred in Encanto and the estuary side of the development. We have one roaming guard during the day and 2 contracted roaming guards during the night. Since the change we have not had another incident!

Earlier this year we also had a mouse infestation that was challenging to all of East Beach. This infestation was primarily due to the wet winter that caused an abundant grass and vegetation crop. The increase in vegetation combined with trash that can blow out of opened garbage cans and bags of garbage not in containers only added to the problem. We are currently in the process of testing larger industrial garbage cans that are heavy duty and have lids that are secure. Once they pass the test we will communicate the process of how you can obtain these for your property.

The swimming pool is one of the gems of our community and is a differentiator to the other communities in Rocky Point. Sam and his staff work hard at maintaining the pumps and keeping the pool clean. Currently we are working to fix the Generator consequently the pool has not been clean for the last few days. In addition, Sam is working on repairing the cool deck around the pool as it is in need of repair. Special thanks to Lea Lubeck for her donation of a pool pump to replace one of the aging pumps that failed.

Tennis courts are in need of repair, however, this will have to wait until we have more funds for the repairs.

There were some sand-drifts built up in the parking area on the East side of the plaza. Sam removed the sand and placed it in front of the pool in mounds and

planted iceplants in an attempt to keep the sand from blowing back into the parking area.

You may notice the road into East Beach, referred to as the “Gamboa road” is in great shape. This is because Sam has taken over the Gamboa road Maintenance, so the exterior road maintenance has been far better than it has been lately.

We purchased a new water pump for the yellow water truck recently and the back-up water truck is in operating condition. Half of the tires on the yellow water truck have been replaced with the correct sized tires and the other half should be replaced within a couple of weeks.

I look forward to meeting all of you at the home owners meeting and feel free to email if you have any questions regarding services.

Sincerely,

Fred Carpenter  
[Fredcarpenter@cox.net](mailto:Fredcarpenter@cox.net)

#### **Web Site**

We are in the process of updating and changing the website! Thanks to Bill Bosmeny’s kind donation of time and programming. We should have updated materials; pictures and information in time for the annual meeting...stay tuned!

#### **Work Day**

There will be a general owner workday on prior to the New Years party. Besides normal cleanup and painting, there will be a variety of projects to continue our momentum on improving the common areas. More details to follow, but please plan on helping if you can. This is a great way to meet your neighbors as well as make a contribution to the community! We’ll be passing out sign up sheets at the annual meeting.

Next month’s newsletter will highlight the architectural committee, the agenda for the annual meeting and a real estate update from Realty Executives Grant McKenzie.