

Playa La Jolla Beach Club News - October 23, 2002

We have some VERY exciting news to report. Please read below!

LANDOWNER PARTICIPATION

As we have related in the past, the board has successfully negotiated with all of the major landowners (Cameron, Danny, Gus and Sam) to begin participating in the new association. While a verbal agreement is good, even better are signed, written agreements with real checks attached. The board is extremely pleased to report we now have formal commitment from all of the major landowners to pay the special assessment, pay monthly dues on their lots, AND contribute a percentage of future lot sales towards the ongoing common area improvements. They are excited about the new association – we hope you are too!

BRUCE

While we are excited at these developments, we are sad to report that Bruce Truesdell has finally lost his cancer battle and passed away last week. Many of us know that while Bruce has not been involved in our community for a while, he DID play an instrumental role. We will be offering a collection at the Nov 30 meeting for anyone who is interested in contributing to his family. If you're not going to make the meeting and would like to contribute, send a separate check, made out to Maria Truesdell, to the Beach Club mailing address. We will deliver all contributions after the Nov 30 meeting.

WEBSITE

If you haven't discovered it already, we have moved to our permanent new website home! Thanks to board member John Specht, we now own <http://www.PlayaLaJolla.com>! There, you will find a lot of information on our formation status and happenings in our community. This is the public site, so anyone can access it. If you want to go into the semi-private area, click on the "Association" tab, then use the same info as always: USERID: owner PASSWORD: future

And what a future we are creating together! You will also find the private owner information area where you can look up and see detailed information on your association account – click on the "Owner Info" tab. If you have any problems accessing any portion of the site, please send a note to the websmaster@playalajolla.com.

BEACH CLUB

From this point forward, please make ALL checks payable to "Playa La Jolla Beach Club". Our new association bank account is fully functioning and we no longer need coordinate with the Fiesta Properties account. Our mailing address continues to be : Playa La Jolla Beach Club A.C., 6890 E. Sunrise Drive, #120-324, Tucson, AZ 85750

If you haven't yet gotten your account current (monthly dues and/or special assessment), NOW is the time to do so. We feel the future of our community looks stronger now than it has many years, but we will need everyone paying their fair share to achieve it.

There will be another communication next week that outlines more information on the Nov 30 meeting and a power of attorney process for those who cannot attend. Finally, we are adding a new feature to our newsletters, a Q &A section. Here, we will answer common questions that we've heard.

Q: What exactly is the relationship with Fiesta Properties?

A: Fiesta is the company that has been providing the association services AND owns 78 lots in the development. They originally informed the board that they no longer intend to provide services as of May 1, 2002. However, through negotiations, they have agreed to continue providing the services while the board does the legal work to form a separate, non-profit Mexican corporation that has the ability to hire employees, etc. At this point, Fiesta is like a contractor whose contract expires on Jan 1, 2003. The board collects all monthly dues, and then has to pay Fiesta for the services. On Jan 1, the association will receive the trucks and be fully responsible to provide all services ourselves. As a landowner, Fiesta is viewed exactly the same as the other major landowners.

Q: What is the status of the pool?

A: The pool has been clean most of the time, even through the summer. However, the power situation still means that if the portable generator breaks down, the pumps can't run and the pool quickly gets dirty. Dave Crum, Alan Rogers and others have worked with Andy to insure the pool pumps have been rebuilt and are fully functional, supplies are on hand, and in general it has been a big improvement. Plans are being developed now for efforts to begin after Nov 30 regarding the power situation and the whole clubhouse area. Stay tuned for more details!

Q: What will the special assessment be used for?

A: The special assessment is needed for formation expenses (attorney, Notario, recording fees, etc.) AND startup expenses, which are expected to include required maintenance on the trucks, pool power, security equipment, etc. to GET US to a stable set of equipment that is reliable and won't need major maintenance dollars every month.

Special Note: If for any reason we DON'T successfully finish forming the association on Nov 30th, we will REFUND all special assessment money collected (after actual money spent has been deducted).

If you like this section, send your questions to any board member. We look forward to seeing you on Nov 30!

Playa La Jolla Beach Club Board

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