



## Member News

October 31, 2003

Dear PLJ Beach Club Member:

### SERVICES

The Board and many members have become acutely aware that services have degraded. Trash pickup has been quite irregular. Pool service has been increasingly intermittent (since the spring, our generator was unusable for approximately 1 week due to a failed alternator, but the rest of the issues have been services related). Probably the most disconcerting issue has been that security personnel have not been making regular rounds, and in some cases, have not even been on duty. The lack of security consistency has been highlighted in the fact that one home was recently broken into and experienced major theft while two others have reported more minor thefts.

The Board considers this ongoing level of service problems unacceptable. Although our current vendor has received plenty of feedback, the problems seem never-ending. We have spent the past month soliciting bids for a replacement company. Effective on Oct 31 (no Halloween jokes please!), we have terminated our relationship with Pepe Gamboa and hired Sam Jennings to begin providing services. Sam brings a strong history and understanding of our community, is bi-lingual, and he promises to invest considerable personal time onsite. We are expecting some transitional "bumps in the road", but expect a frankly dramatic return to the level of services we all expect. If you see Sam on the Beach, give a hearty "Welcome Aboard!".

Security and services will be a major discussion item at our upcoming meeting.

### OWNER'S MEETING AND BOARD ELECTIONS

Please attend the owner's meeting on Nov 29<sup>th</sup> (poolside) at 10:00 a.m. if possible. We have many updates to discuss, including: road maintenance, owner trusts, common area transfers, Beach Club services, real estate sales, and much more. You'll want to attend to make sure you know what's happening in our community. The Board also reminds everyone that half of the current Board seats will up for election at this meeting. If you are interested on running for the Board, please contact any current Board member to learn more about the position. Board positions are open to any member in good standing with the Beach Club.

### WATER SERVICE and WATER RATES

The Beach Club has provided generally excellent water delivery service this year. With only a few exceptions, water deliveries have been rock-solid, with homes measured and topped off 5-6 days/week. However, as mentioned in our May newsletter, we are running into a challenge in the busy times, where there simply isn't enough hours in the day for 1 water truck to supply all the homes – especially when some homes are using so much water. These "high" usage homes are typically those homes rented out. Added to this fact is that the current rate the Beach Club charges for delivered water is quite a bit less than what the other vendors in town charge. It is also very expensive to run the water truck, since travelling the dirt road constantly causes things to break.

As announced in May, the Board has approved an increase and a restructuring of the water fees. This new structure is specifically intended to target those homes using a LOT of water and to **try and get those owners to educate their visitors about the need for conservation**. We originally targeted Sept 21 as the date of implementation, but have instead waited until Oct 21 as the start date for these new rates. So, effective Oct 21, the following rates are in effect:

- The amount of water included in the base dues for an improved lot is 8,000 liters
- Additional water up to 25,000 liters will be billed at \$9/1000 liters
- Additional water used over 25,000 liters/month will be billed at \$14/1000 liters.

Note that this last category will typically only affect 5-6 high usage homes/month. If you are interested in more specifics about your water usage, please contact Sally, the Beach Club bookkeeper for more information! Also, one additional note. We had some challenges getting the Sept water logbook brought up to the U.S. It has been resolved, but that is why improved lot owners may see two month's worth of charges on this month's billing.

**COMMON AREA UPDATE**

You should check out the website to see the new tile work has been completed in the plaza area of the clubhouse. After some painting is completed, this phase will be done, and the Beach Club will begin the paver project as soon as capital funds become available. The Beach Club continues to work with BaNorte to achieve the transfer of the common areas. We are expecting more information any day now.... stay tuned!

**BANK TRUSTS**

A number of owners have taken heed and started their individual trust process on their land. If you don't have your trust, NOW is the time for you get it. As a Board, we therefore STRONGLY encourage anyone who does not yet have your trust to contact board member David Livingston immediately for assistance on the process. Dave can help you understand the process and the costs involved.

The Board's position on trusts remains as previously stated: ***If you don't yet have your trust in hand, you have not yet finished the formal purchasing process on your land.*** For those persons in our community who have been waiting to "see what happens", the Board believes that NOW is the time to secure your property. Take the time to protect your investment!

**ROAD UPDATE**

The road is currently dried out and almost "back to normal". At this time, the formation of the road coop has not been completed. We hope to have a more thorough update on the road at the upcoming owner meeting.

**REAL ESTATE SALES**

Grant is planning on joining us at our Nov 29<sup>th</sup> meeting to share his enthusiasm for sales activity this year. He has been working closely with the Beach Club and has been very supportive of our efforts.

**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) 373-2221 x220 wk	<a href="mailto:jspecht@nelowet.com">jspecht@nelowet.com</a>
Bill Robert	(480) 488-1419	<a href="mailto:brobert@choicebankaz.com">brobert@choicebankaz.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:dfraynd@aol.com">dfraynd@aol.com</a>
Sam Sidholm	(403) 276-1121 wk	<a href="mailto:ssidholm@bmwwestern.com">ssidholm@bmwwestern.com</a>

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