



Owner News

November 8, 2002

ASSOCIATION “BY-LAWS” AND “INTERNAL REGULATIONS”

The Board is proud to share with you the final drafts of these important documents for your review. One of the major items to be voted on at the Nov 30th meeting is the approval of these documents (with any changes as voted by the Nov 30 attendees). A tremendous amount of work has gone into developing these materials– we have discussed issues with the Las Conchas and Playa Encanto Boards, studied examples of similar Mexican and American developments and used the original Playa La Jolla documents as our starting point.

The Board’s goal with these new documents is to restore the dream of La Jolla – that of an upscale community, with architectural standards and civility guidelines that ensure a high-quality experience for all who visit. It is with a solid foundation that we will have a strong community. While these documents will undoubtedly evolve as we all learn together, they form a great starting point and a strong foundation for our new Association.

The board welcomes everyone’s input on the governing documents that will form our community in the years to come. Our process is as follows;

1. If you have any feedback or questions on these documents, please forward them, in WRITING to Bill Bosmeny at email: webmaster@playalajolla.com or postal mail: to the Beach Club mailing address by Nov 19th. Make sure you reference the section number you’re referring to.
2. Bill will organize the feedback – and the board will review them on Nov 20th, making obvious changes right away, and holding any potentially controversial changes for discussion at the Nov 30 meeting.
3. At the Nov 30 meeting, the board will provide a written summary of any changes made to the documents, as well as allow for discussion as necessary.
4. Our Association attorney will be at the Nov 30 meeting to help make any changes as discussed, so we can vote on the final documents AT THE Nov 30 meeting. Approving these documents and completing the agenda for the “Constitutive General Assembly” is how our non-profit Mexican Corporation will become finalized.

Note: we do NOT plan to review these documents, in detail, at the Nov 30 meeting, rather we will focus on any areas of interest to our members. ***Please do your detailed review NOW and send in your feedback*** (whether you are attending Nov 30 or not!).

TRUSTS

The board is working on some exciting developments for those owners who have chosen to become charter members. If you are NOT attending the Nov 30 meeting, and you do NOT yet have your trust, make sure you contact board member David Livingston, our trusts coordinator BEFORE the meeting

CHARTER MEMBERS

The board apologizes to the Weesners, the owners of the Equity Share, and the Crums, all of whom were not listed in our last mailing as being "charter members" of improved lots – and should have been. All three properties were some of the earliest contributors, and our database was not coded correctly when we received their checks. Oops!

The great news is that we now have over 200 properties to be represented in the new Association, as paying members. This is a big change from last January, when we had only 30!

A current listing of who is charter members is dynamically updated on the clubsite at www.playalajolla.com. If your name is NOT on this list, please contact either Sally (our bookkeeper) at 520-544-3989 (billing@playalajolla.com) or any board member.

As of today, Nov 8th, we have the following summary status:

Status	No
Improved Lot – Charter Members	28
Unimproved Lot – Charter Members	32
Beach Club Common Lots	6
Major Landowner – Charter Members	136
Improved Lot – Not yet Charter Members	12
Unimproved Lot – Not yet Charter Members	69
Total:	283

2003 COMMITTEES

As you may know, at the Nov, 2001 owner meeting, the Association formed some committees to assist the board with numerous tasks. However, the 2002 Association was only "advisory" to Fiesta Properties, and as such, had no funds to pay to get things done. The limited successes were mainly accomplished by volunteers. Pool cleanliness, trash cleaning and palm tree care were some of the areas where differences WERE made this past year.

The board strongly believes that the story going forward will be very different. The 2003 Association is a stand-alone, owner-run organization with many, many tasks ahead. The board simply cannot do all of the work themselves - and will be looking for assistance in a number of areas. The board has succeeded in creating a financially viable organization where we should have reasonable funds to pay for real changes to our community.

Last year, committee membership was limited to those people who attended the meeting. This year, the board is excited to announce NOW the creation of SIX committees for 2003 - each one will be responsible for a specific area of contribution. If you cannot attend the Nov 30 meeting, or already know where you'd like to contribute, please consider [signing up](#) now. All volunteers will be contacted after the Nov 30th meeting to begin the committee efforts.

The board would like to see a minimum of 4 people on each committee, to reduce the workload on any one individual. The Committees are:

1. Common Area	4. Services
2. Architectural Review	5. Membership & Finance
3. Trusts & Common Area Transfer	6. Social & Communications

Full “charter” descriptions for each committee are available on the [clubsite](#). Sign Up Now! You can send an e-mail to the webmaster@playalajolla.com, call Bill Bosmeny at 520-529-3659 or sign up on the [clubsite](#) under the Nov 30 meeting page.

PALO VERDE NUCLEAR EQUIPMENT

Both generators have landed on the beach on the early November tide! Look for these beasts to be traveling, VERY s l o w l y up to Phoenix – from 10pm at night until 6am in the morning during the next 45 days or so.

PROPERTY SALES

The board is aware that in addition to the major landowners, there are also a number of owners who want to sell their properties in La Jolla. As an Association, it is in everyone’s benefit to facilitate this process since we all benefit with neighbors who have a vision and/or passion for being a part of our community. Property sales will bring even more enthusiasm into our community, to the benefit of everyone.

The board is excited to announce that Grant Mackenzie, of First Mexican Investments is going to lead an effort to bring some fresh energy into the sales process for all Association charter members who choose to use his services. He plans to clean up the sales office in the clubhouse, provide some on-site staffing, begin advertising, and in general begin to resell the dream. Grant plans to attend our Nov 30th meeting and the board encourages all owners who are interested in selling their property to meet with Grant and learn more about this exciting development!

WORK DAYS

As we’re all aware, the Clubhouse, as one of the major assets of LaJolla, was close to being completed by the original developer. As a formal association, we now we have the opportunity to work towards finishing the area the way **we want**... and begin to fully enjoy all of the hard assets of our premier community. With your help, we can make a difference. Let’s get started !

Sunday, December 29th, 2002 & Sunday, January 19th, 2003 : Our preliminary plan for our work days includes those initial projects we believe we can afford to tackle and complete or make some substantial progress on. A number of our community members have already donated their talents, skills and materials..... See the clubsite at www.playalajolla.com for more details. As we have only scheduled two work days, approximately one month apart - the tasks, the tools, materials and any and all items we'll need to make each day a productive one are outlined below. It is anticipated the association will also participate by employing and coordinating some Mexican labor, masons and block or other such materials to complete some of these tasks. Thanks in advance for your participation.

Please plan on joining us on both days to build our clubhouse, community, and comraderie! More details, including donor listing and more detailed plans will be shared on the clubsite at www.playalajolla.com.

CLUBHOUSE EXTERIOR:	Team 1: Fresh coat of paint on the outside walls & wood door and trim varnish. Team 2: Assist in paver ground prep and installation. Team 3: Dead tree, bush and plant removal and disposal. Team 4: Electrical / including light fixture installation, genset work, battery check etc. Team 5: Block, / North retaining wall demo, curbing installations. Concrete picnic table(s) installation. Exterior fire pit installation. BBQ installation. Volleyball court and net installation.
CLUBHOUSE INTERIOR:	Team 6: Window cleaning inside and out. Window covering installation. Team 7: Floor tile cleaning / sealing / finishing. Team 4: SAA Team 8: Plumbing for HVAC, kitchen, showers. Team 9: Interior decorating, trim, finish etc. Furniture / art work installation.
CLUBHOUSE MECHANICAL:	Team 10: Installation of heaters / fan coil units, boiler. Kitchen appliances.
POOL / SPA COMMON AREA:	Team 1: Fresh painting of ballastrades. Team 10: Pool / spa heater -filter tune-ups. Team 8: Shower repair and clean-up.
LANDSCAPE ISLANDS:	Team 3: Dead plant removal / disposal. Fill level with top soil. Team 1: Fresh paint.
MAIN ENTRY:	Team 1: Fresh coat of paint on the entrance masonry areas.
BEACH:	Team 3: Beach clean-up.
MISCELLANEOUS:	Team: 3: Estuary area trash clean-up.

NOV 30 MEETING - RSVP & POWER OF ATTORNEY

For the many owners who have already responded, thank you. If you haven't already sent in your RSVP, **please do so IMMEDIATELY!** Call 520-544-3989 and let Sally know or send an e-mail to rsvp@playalajolla.com. If you can attend the Nov 30 meeting, you should do so. There will be a lot of discussion that can't be readily captured in the minutes – those who attend will have a much richer understanding of our community. However, if you CANNOT attend, you must do the following:

1. Fill out the Power of Attorney form (do NOT sign it until you are in the presence of a Notary). Note, extra forms available on the clubsite at http://www.playalajolla.com/power_of_attorney.htm
 - A. Your name goes in the first blank
 - B. Board Member "David Crum" goes in the 2nd blank (you can choose another owner if you like but Dave is the board member accepting power of attorneys)
 - C. Fill in your lot number (s).
2. Sign the form in the presence of a Notary Public.
3. If you live in Arizona, mail the NOTARIZED form to arrive at the Beach Club mailing address by Nov 15th. If you live in other states, or miss the Nov 15th deadline in AZ you must get an "Apostille" yourself and then mail BOTH documents to the Beach Club mailing address by Nov 20th.

CLUBSITE

Please be sure and continue to check out our new clubsite at <http://www.PlayaLaJolla.com>! You will find lots 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

If you have any problems accessing any portion of the site, please send a note to the webmaster@playalajolla.com.

PAYMENTS

From this point forward, please make ALL checks payable to "Playa La Jolla Beach Club".
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. 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!

PLAYA LA JOLLA BEACH CLUB BOARD

David Livingston	(623) 486-8440 ext. 11	david.a.livingston@aexp.com
John Specht	(303) 693-1456 home (303) 373-2679 x207 wk	jspecht@associatedequipment.com
Bill Robert	(480) 488-1419	suzrobert@msn.com
Bill Bosmeny	(520) 529-3659	webmaster@playalajolla.com
Dave Crum	(480) 860-8183	davidc@ssmi-controls.com
Sam Sidholm	(403) 276-1121 wk	ssidholm@bmwwestern.com



When: November 30th (immediately following the meeting)

Where: Playa La Jolla Clubhouse

RSVP: ASAP to Marie Ketchner (ketchme@cableone.net)

or Sue Leibold (sleibold@aol.com)

As many of you know, it has become a tradition to share a meal after we complete the annual meeting. This has been a great way to put faces to the names we have been hearing and renew acquaintances from the past meetings. After the previous meetings, we have done a potluck which everyone seemed to enjoy. However, this year we thought we would try something new – to celebrate our new beginning and our new Mexican identity!

We have many members who are lot owners only. It has been communicated to us that a potluck makes it difficult for them to participate, since they often stay in town. We want all lot owners to know they are an important part of this organization and we want them to attend. In an effort to make it easy for everyone to participate, we have decided to have a local vendor cater the event.

Since we are a new organization we feel it best not to spend those funds that have been collected and appropriated for the many tasks ahead in running the association. Instead we want to share the cost. The HOA has offered to pick up the cost of the Beer and will provide tables and chairs. All attending will be asked to pay a nominal price for the food. We can't say exactly what that cost will be until we know how many will be attending. But we can assure you it will be a small price for what should be a wonderful afternoon!

Please come and be a part of the Playa La Jolla Beach Club history! We really look forward to seeing you there. If you have any questions, please don't hesitate to get in touch with us.

Marie Ketchner & Sue Leibold