

PLAYA LA JOLLA OWNERS
First of the Year Update
By Bill Robert

As you know, we held a meeting of the home and property owners on November 27, 2000. The meeting was held on a beautiful day by the pool! The minutes are available on the homeowner's web site:

<http://www.ultrsw.com/hoa>

User: owner

Password: future

Please be sure and check it out. We are hopeful that this web site will be a great communication tool for and between all property owners.

On December 31, 2000, Bill Bosmeny and I met with Bruce Truesdell and Javier Burruel regarding the ongoing operation of the Playa La Jolla Project. The water, trash, propane, security, beach clean up and pool are all working fine. That is not to say that they are without challenges and/or surprises everyday. The road had been graded before the weekend, and they thought that they were close to being able to keep an established schedule.

Our discussion of the day was mostly centered on the cost of providing services and what would be fair and reasonable dues. After much discussion, Bill and I both agree that the changes being proposed by Fiesta Properties are reasonable in that Fiesta Properties cannot afford to provide services so far below costs. Therefore, effective February 1, 2001, dues for homes will be \$105 per month, which includes the propane service. This dues level will include any home that is being constructed from the time that the exterior walls are commenced. The dues for lots will remain at \$40 per month. Within the homeowner's dues will be one (1) full truck of water per month or approximately 9000 liters or 2,250 gallons. Thereafter, the homeowner will be charged at the rate of \$7 per 1,000 liters delivered. This is an important change, and in reality is only fair as water is expensive. With this pay-as-you-go system, conservation will be the KEY.

Fiesta Properties has a new billing address. Starting immediately, please send all payments to:

Fiesta Properties, S.A.D.E.C.V.
P. O. Box 1472
Lukeville, AZ 85341

Bruce and Javier also have updated contact information:

Bruce Truesdell: **011-52-638-45791 Cell**
 011-41-638-31322 Home

Javier Burruel: **011-52-638-45329 Cell**

Finally, Fiesta Properties is working on an online invoicing solution, so that we will have more consistent communications. Again, please stop by the web site and make sure we have current information.

We will have other information forthcoming as we anticipate the Sun Bank purchase to close any day, and Fiesta Properties will proceed with its marketing program as well as completion of the club house, etc.