

# Mission Plaza Newsletter

April 2006

[www.missionplaza.org](http://www.missionplaza.org)

## Important Contact Info

### **Howerton Management Services**

435 W. Bradley Ave. Suite D

El Cajon, CA 92020

Phone: (619) 873-0222

Fax: (619) 873-0230

E-mail: [howertonmgt@cox.net](mailto:howertonmgt@cox.net)

### **Summit Security**

24 hours a day, 7 days a week

Phone service (619) 294-3200

Onsite schedule is as follows:

Mon-Thu 8pm-4am

Fri-Sun 6pm-6am

### **Police**

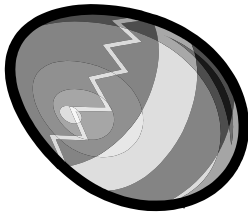
(619) 531-2000

### **Fire**

(619) 533-4300

## **Requests and Complaints...**

Please send all requests and complaints to Howerton Management Services in written form. This ensures that both parties have documentation to show at a later date in case more problems arise.



## **Board Meeting Information**

The next Board Meeting is scheduled for April 18, 2006 at 7:00 p.m. and will take place in the Club House. All Mission Plaza residents are encouraged and welcome to attend! At 6:30, coffee and cookies will be provided, courtesy of the board.

### **Celebrations**

Happy Easter to all and happy anniversary to my lovely wife Brigitte on April 16th.



### **Towing**

Western Towing Company is our current towing company and can be reached at (619) 297-8697 or (858) 273-8542. Please review our extensive and detailed policy in the rules and regulations and also follow city laws regarding traffic and parking.

### **Parking Lot Sweeping**

The sweepers are here the 3rd Monday of every month. Remember to move your car or roll up the windows this month on April 17th to allow for a good cleaning.

### **Fire & Ice**

The Board of Directors has done a lot of research over the last couple of months on what we can do to get homeowners to take responsibility for their horrible looking A/C units. What we have come up with is a 2 step process to assist homeowners without causing huge financial burdens. We will be completing these steps over the next months and encourage homeowners to take charge of their own situation.

1. The Board of Directors will provide info on a local company that will either remove or replace the homeowner's old A/C unit.
2. The Board of Directors will notify those homeowners that own a dilapidated A/C unit that they must remove or replace it or actions will be taken to force the homeowner to correct the problem.

Fire & Ice has provided us with very competitive prices for Mission Plaza. To remove an A/C unit that is located on the ground floor there is a flat fee of \$200. To replace an A/C unit on the ground floor the cost is \$1,435. This price is for a 2 ton 13 seer Weather King Rheem unit. Fire & Ice also provides financing with payments as low as \$29 a month. They provide free estimates and can be contacted by calling 1-800-400-FIRE(3473).



**FIRE & ICE**  
HEATING & AIR CONDITIONING, INC.  
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FREE INSTALLATION ESTIMATE

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## **CC&Rs and Bylaws Committee Update**

The CC&R committee is still anxiously awaiting the rough draft from the attorney. The Open Forums have been completed and the questionnaire that was sent to all homeowners has been tallied. The results of the survey will be posted on the website. There will also be copies of the results distributed at the April board meeting. A big thanks goes out to everyone who participated. We really appreciate you taking time out of your life to let us know what you are thinking.

### **Patios**

Once again, it is time for spring cleaning of all those patios. Please remember that only patio furniture, propane grills, flowers/plants and bicycles (not motorized models) are allowed on the patios. The Board will be conducting walkthroughs and sending out compliance letters to those whose patios are not up to par. Thank you for keeping your community beautiful.



### **Pets**

Pets are not allowed at Mission Plaza. Mission Plaza is currently rewriting our governing bodies, the CC&Rs, because they have not been updated in more than 20 years. Currently the CC&Rs state in Section 2 of Article IV, "Subject to the terms and provisions of this Section, no Condominium shall be permanently occupied by any person under the age of eighteen (18) years and no Owner shall permit, suffer or allow the permanent occupancy of his Condominium (whether due to a parent-child relationship, sale, lease or otherwise) by any person under such age." This statement is age discrimination and leaves Mission Plaza open to extremely expensive lawsuits. There are other parts in the CC&Rs that must be amended to protect Mission Plaza residents and to keep Association dues down, such as the insurance section that does not allow Mission Plaza to protect itself from homeowners abusing our insurance policy. This in turn causes premiums to be increased and then HOA dues as well. Civil code 1360.5 states, "No governing documents shall prohibit the owner of a separate interest within a common interest development from keeping at least one pet within the common interest development, subject to reasonable rules and regulations of the association. This section may not be construed to affect any other rights provided by law to an owner of a separate interest to keep a pet within the development. This section shall become operative on January 1, 2001, and shall only apply to governing documents entered into, amended, or otherwise modified on or after that date."

Simply put, the Board has had complaints on both sides of the issue. We are trying to clarify the issues at hand, so what this means is that pets are not allowed and never have been at Mission Plaza. The CC&Rs are being revised as quickly as possible but there are still many months of work to be done till completed. At that time, when approved by the homeowners, pets will have to be allowed and rules and regulations will be put into place to control the animals. Any formal complaints in writing, submitted to Howerton Management, of pets on the property will be addressed by the Board of Directors in a formal manner via a compliance letter from the property manager and then a formal request to appear before the Board at a monthly meeting.

### **Winners of the \$10 Starbuck Gift Card**

Congratulations to the following winners of the ten \$10 Starbuck gift cards. Thank you for such prompt responses. Please contact Howerton Management and make arrangements to receive your gift cards if you have not already received it.

Mathew Greco  
Barry Hudson  
Diane Hinkle  
Matt Ciccate  
Catharine Henry

Jim and Pam Davis  
Diane Remick  
Kimberly Maruniak-Castillo  
Daniel J Steele  
Harvey Baron



### **E-waste Disposal**

As of February 9th, it will be illegal to send household electronic waste (e-waste) to California landfills. Mission Plaza is taking actions to follow these new regulations by providing a common drop off point on-site. All e-waste can now be dropped off in a bin on the west side of the clubhouse under the big window of the office in a nook. For more information on the new laws or for recycling drop off locations please contact: [www.earth911.org](http://www.earth911.org) , [www.rbr.org](http://www.rbr.org) , [www.call2recycle.org](http://www.call2recycle.org) , 1-877-273-2925 or 1-800-253-2687. The following list of items falls under the scope of these new laws and in no way is this a complete list of all e-waste items.

- All batteries including AA, AAA, C, D and 9 volt
- Cell phones, telephones, radios and microwave ovens
- Greeting cards that play music
- Sneakers with flashing lights in the soles
- Fluorescent light tubes and bulbs
- Electrical switches, relays clothes irons, silent light switches
- Mercury thermometers
- TVs, computer monitors, computers, printers, VCRs
- Mercury gauges, which are often found in barometers, manometers and blood-pressure monitors