



Mission Plaza Newsletter

February 2006

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

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.

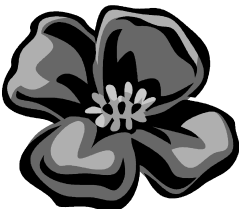
Towing

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 February 20th to allow for a good cleaning.



Board Meeting Information

The next Board Meeting is scheduled for February 21, 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.

Mission Plaza Open Forum

The CC&Rs and Bylaws Committee will be hosting an open forum for all homeowners on Saturday, February 11th starting at 10 a.m. and lasting no longer than 2 hours in the clubhouse. The topics for the open forum will be mold, water intrusions and plumbing. To begin, there will be a short presentation and a handout going over the main topics. In addition, there will be a plumber at the meeting to provide information and answer any technical questions. The floor will then be opened for discussion. Participants wanting to attend are required to be homeowners. We look forward to an open forum that is as great as the last. Thank you to all of the homeowners that continue to show up for every open forum and never fail to bring great comments and concerns that can be addressed and debated by everyone.

There will also be an open forum this month on Saturday, February 25th starting at 10 a.m. and lasting no longer than 2 hours in the clubhouse. The topic for the open forum will be insurance and will follow the same format as on the 11th. There will also be an insurance professional at the meeting to provide information and answer any questions.



Resignation

Alice Guidish, member at large, has resigned from the Mission Plaza Board of Directors because she is moving to Arizona to be near her family. Her term on the Board ends October 2006. Any homeowner interested in stepping forward to fill the vacancy until October 2006 can contact Howerton Management at: 619-873-0222, or Howertonmgt@cox.net

Homeowners who serve on the Board must be "in good standing", which means they are up to date with their monthly payments, and have no outstanding violations or liens posted on their accounts. They do not have to be on-site homeowners, but should be available for the monthly Board meetings and occasional extra Executive meeting. If they serve, and wish to continue after October, they can run for election at that time.

Alice has been a dedicated Board member, and she also took on extra volunteer services for Mission Plaza. We sincerely thank her, and wish her the very best that life has to offer in her new home.

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CC&Rs and Bylaws Committee Update

The CC&Rs and Bylaws Committee will be printing updates in the newsletter to keep the residents of Mission Plaza as informed of the process as possible and to get everyone prepared for the upcoming changes. The initial screening of the CC&Rs has been completed and has been given to the association's attorney for his input and changes. When returned, the committee will go over the CC&Rs one more time, inserting the new regulations established from decisions based on what is discussed at the open forums. A copy of the new CC&Rs will then be distributed to all homeowners for approval. Many thanks go to Board members JUDY GIBB and BERNARD BOATWRIGHT for their consistent participation. However, even more kudos to JAMIE HORNSBY, DUFFY NIGHTINGALE and GERI MCCOLLUM, Mission Plaza residents who have volunteered their time to this effort. The CC&R committee is also happy to announce that it will be sending out a questionnaire to all homeowners trying to get a sense for how Mission Plaza feels about the topics covered in the open forums and for the upcoming changes relating to updating the CC&Rs. This will be your chance to voice your opinion on the hot topics facing Mission Plaza. The committee has been tasked with writing questions, so look for it in the upcoming months.

Resident Status Sheets

Have you changed renters in your unit? Have you changed phone numbers? Have you bought a new vehicle or obtained new license plates? With the new year upon us, all homeowners need to update their resident status sheets held by Howerton Management. Please remember that in the event of an emergency, the property management company will use the numbers on these sheets to contact you. It is imperative to keep these sheets up to date so when accidents occur, we minimize the amount of damage by notifying all parties involved as quickly as possible.



No Parking

Parking in another resident's numbered parking spot at any time is absolutely prohibited and the violator's vehicle will be subject to towing at the owner's expense. Commercial vehicles are also prohibited from parking in numbered spots except when the following procedures are followed:

1. Commercial vehicles must use the loading zone or reserved parking spaces when available and when not excessively hindered by equipment needed to complete the job that is mounted to the vehicle.
2. When a commercial vehicle must use a numbered space and there is no alternative, the homeowner needing the contractor will contact Howerton Management in advance. The property management company will coordinate with both parties and will arrange for the space to be vacated for the period of time needed.
3. While the commercial vehicle is occupying the numbered space, the vehicle owner will display in the front windshield the name, unit number and a contact phone number where the vehicle owner can be located at all times.

Any person not following these specified procedures will not be warned. The vehicle will be towed away at the owner's expense.



Finance

At the January Board meeting, Board Secretary, JUDY GIBB gave a brief outline of the process used in arriving at the Association budget which had previously been received by owners and residents. The major change in the budget detail was to increase the amount to be placed in the reserve account which is to be used for emergencies or major expenses outside of the normal operating costs of the Association. This account has been underfunded for years, and does not meet an acceptable level for a community of this size.

Fire Doors and Fire Extinguishers

Please, do not prop open or block the operation of fire doors at any time. These fire doors are required to be shut at all times by the fire department. The fire doors provide a designated amount of lag time for fires to penetrate to the adjacent side. By propping or leaving these doors open for extended periods of time, you are negating the protection these barriers provide and are placing your neighbors' lives at risk. Also, please be a good citizen and shut these doors if you see them propped open; if you can, report the violators to Howerton Management. Fire extinguishers are another life safety issue so please do not tamper with or misuse the fire extinguishers throughout the complex. Remember that these items may save your life one day.



Recreation

Much needed upgrades and repairs to the plumbing and filtering systems of some of the pools were approved by the Board and have been completed. Changes were made to meet code compliance and improve the efficiency of the pool chemical insertion system. The Center Pool spa filter/heater pump was replaced and the South Pool received a new heater.

We all agree that the exercise equipment in our workout room is not "state of the art". There is a Recreation Committee that will be recommending the purchase of new equipment to bring us into the 21st Century. Thanks go to former Board member DENISE PADILLA and JAN LABOSCO for volunteering to head that committee.



Valentine's Day

Remember your special loved one on February 14th.



Happy Birthday!

This month is CATHARINE HENRY's birthday. She has been the proofreader of the Mission Plaza newsletter for many years now and is a good friend to all here. We wish you another great year.

Newsletter

The newsletter continues to grow and mature with Mission Plaza, so in the pursuit of perfection we will be fine tuning the newsletter and trying to get more informative topics to you, the residents of Mission Plaza. A big thanks goes out to JIM FORDE for volunteering his time, experience and knowledge of Mission Plaza to our newsletter. We are still looking for topics or articles that interest the population. If you have any submissions, please email huls81102@msn.com or give it to any of the current board members.