



Mission Plaza Newsletter

March 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

Board Meeting Information

The next Board Meeting is scheduled for March 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.

Recreation

The Recreation Committee has done a wonderful job and we want to thank each of its members for their hard work. Though Denise Padilla, Jan LaBosco and Clark Rasmussen presented a lot of information, at the open forum on February 25th it was decided after much debate to have the committee propose to the board a complete refurbishment of the gym room. It was felt by the majority of homeowners and by Roy Howerton at the open forum that if we are going to put the time and money into upgrading the equipment, the Association should also upgrade the floor, lighting and paint in the room to make it visually appealing to all who use it. This brought a flurry of new volunteers for the committee. We look forward to seeing what the committee and its new members will present as a complete picture for our gym room.

Tree Huggers Unite

The Board of Directors is currently looking for volunteers to form a Landscaping Committee. The purpose of the committee will be to research and propose recommendations to the Board of Directors for action on 2 major concerns affecting Mission Plaza's future appearance. The first concern addresses the age of our gorgeous trees and shrubberies. Though still beautiful, many of them are nearing the end of their lives and yet we have never planted younger trees or shrubs to replace them as they die. The second concern needing to be addressed is regarding ground cover. Many areas that are advertised widely to visitors such as the Clubhouse are in great condition but in areas surrounding buildings and on the outskirts of the grounds we are lacking greenery and color. Those interested in joining should contact the property management company, show up to the March HOA Meeting or send an email to huls81102@msn.com

Tree Trimming

During the first weeks of March, Western Tree Service will be back to complete the second of three phases contracted to be completed. Their first round was dramatic but much needed. We hope to see much of the same so the tree trimming can be caught up and placed on a continuous maintenance cycle. Please heed all of their signs and cones, these devices are placed for your safety and the safety of our property.

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 of their horrible looking A/C units. What we have come up with is a 2 step process to facilitate 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 have provided us with very competitive prices for Mission Plaza. To remove an

sive 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 March 20th to allow for a good cleaning.



that they must remove or replace it or actions will be taken to force the homeowner to correct the problem.

Fire & Ice have 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)



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CC&Rs and Bylaws Committee Update

The CC&R committee is still anxiously awaiting the rough draft back from the attorney. In the mean time, the Committee hosted 2 open forums in February that went well. Both had guest speakers that presented their knowledge of their professions in excellent form. The first was on plumbing and the second on insurance. Both open forums showed Mission Plaza residents that they have a lot of hard work to do to get the CC&Rs updated in the correct fashion to help prevent flagrant lawsuits against the Association. 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.

Win a \$10 Starbuck Gift Card

That's right! The CC&R Committee is going to give away \$10 Starbuck gift cards to the first 10 people who turn in their questionnaire. Five gift cards will be given to the first homeowners who turn in their questionnaires at the brass drop off slot in the clubhouse and five gift cards will be given to the first homeowners who turn in their questionnaires via mail in the self addressed envelopes provided. Only ten \$10 gift cards will be given away. If more than 5 entrants are received for each method at the time checked (drop off slot pickup and postmark date) names will be drawn from a hat to break the tie. Questionnaires must be fully completed by entrants to qualify and must also be homeowners to qualify. All decisions will be decided by the CC&R Committee and are final. Winners will be announced and presented their \$10 Starbucks gift cards at the HOA meeting on March 21st. All winners not present may arrange to pick up their prize at a later date.

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.

E-waste Disposal

As of February 9th, it will be illegal to send household electronic waste (e-waste) to California landfills. E-waste contains low levels of hazardous metals such as lead, mercury, cadmium and chromium which can contaminate soil and water. All of these products and others classified by the state Department of Toxic Substance control as "universal waste" will have to go to a recycler or household hazardous waste collection center. 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 on the west side of the clubhouse. A sign is posted and a drop off bin will be provided for smaller items. For more information on the new laws or for recycling drop off locations please contact: www.earth911.org , www.rbrc.org , 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

Mission Plaza Open Forum

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Mission Plaza Open Forum

The CC&Rs and Bylaws Committee will be hosting an open forum for all homeowners on Saturday, March 11th starting at 10 a.m. and lasting no longer than 2 hours in the clubhouse. The topics for the open forum will be Architectural Committee control and patios/balconies. To begin, there will be a short presentation and a handout going over the main topics. 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, March 25th starting at 10 a.m. and lasting no longer than 2 hours in the clubhouse. This will be a true open forum where everyone can bring up any concern about the CC&Rs or topics pertaining to the CC&Rs. This open forum will follow the same format as on the 11th.

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. 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. To better serve the community I would like to seek information from anyone with professional experience or a written article with appropriate credentials on topics for the next month. The topic will be on domestic violence and how to handle situations. I will try to give a topic each month that will be covered in the upcoming month. Thanks to all who write me and provide me with their great ideas.