



Mission Plaza Newsletter

July 2007

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

howertonmgt.com

Secure Protective Services

24 hours a day, 7 days a week

Phone service (619)886-7564

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 July 17, 2007 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.

Management On Site

Howerton Management is now on site every Tuesday from 4 to 6 pm at the front of the clubhouse. Come meet a member of the Howerton Management team and discuss your concerns, complaints and suggestions. They are here to help with anything and everything.

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 Wednesday of every month. Remember to move your car or roll up the car windows this month on July 18th to allow for a good cleaning.

Big Changes at Mission Plaza

Do you want to be part of some of the biggest changes that will have ever occurred at Mission Plaza?

The CC&R committee has completed its rewriting of the CC&Rs and is ready to present these documents to Mission Plaza homeowners. The CC&R committee will pass out 25 copies of the new CC&Rs for review and feedback at the meeting on July 17. These copies will be passed out to homeowners on a first come first serve basis. During the first week of August, a special homeowner meeting will be held with the Association's attorney on-site and he will be available for questions and a discussion of the CC&Rs. Finalized dates for this meeting will be posted by the end of July. Once this meeting with our attorney has occurred and final edits have been made, copies of the CC&Rs will be provided to EVERY homeowner for a vote. 51% of the homeowners must approve the new CC&Rs for them to go into effect.

Also at the July meeting, the Board of Directors will vote into effect rules and regulations regarding pets at Mission Plaza. If you have concerns regarding what stipulations should be applied to owners and their pets, you will not want to miss this meeting.

Finally, Mission Plaza has gone too long without a recycling program! Did you know that there are communities in San Diego that are getting paid for their recyclables? We will discuss what can be done at the July meeting and call for volunteers to help get a program off the ground. Help stop the vagrants from crawling through our trash by eliminating the very thing they are looking for.

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Pool Safety Is Everyone's Concern!



Pools

The clubhouse pool is now open for the upcoming season so please remember that there is never a life guard on duty. Anyone without swimming skills must be accompanied by a person with swimming skills, regardless of age, when using the pool and Jacuzzi areas. The pools are equipped with life saving equipment. Please do not play with the life rings or other equipment or permit others to do so. If this equipment is lost or misplaced at a time when it is needed, we could lose a life. For safety reasons it is not permitted for any person to dive or jump into the pools. Residents are also reminded to keep pool gates locked at all times and to not bring any glass products into the pool or Jacuzzi area. For health reasons, anyone who does not have control of their bodily functions is not permitted in the pool or Jacuzzis unless they are wearing waterproof pants. Anyone who ignores this will be asked to leave the pool area. Those who don't have control of their bodily functions have caused almost all of the life threatening outbreaks of the E. coli bacteria. It takes only a minuscule amount of these microbes to infect a pool and make people very ill. Just one person can easily contaminate thousands of gallons of water.

Professional Advice

The following are some tips provided by Best Washer Repair regarding washer and dryer operation at Mission Plaza:

1. Maytag Frontload washing machines are equipped with a sensor that prevents the drum from spinning to remove water even after water has been pumped out, but suds remain, due to over-soaping. A lot of residents complain that the machine stops in the middle of the cycle, and the machine seems to be broken.
2. Only use ¼ cup of detergent per front loader wash. That sounds skimpy, but it's correct for the amount of water that goes into the machine. If bubbles cause a "vapor lock" on the sensor, the machine is stopped.
3. Clothes that have been spun but seem very wet may have been washed in the Perm Press, Woolens, or Delicate cycle, which have a slower spin action.
4. Clothes that don't get dry probably require more time. The lint filters also have to be emptied prior to starting the machine. That's very important.
5. The trouble-shooting guide is posted in every laundry room. Best Washer read and approved it.



Self-Gardening

All residents please refrain from the practice of self-gardening. For gardening or landscaping needs, please contact Howerton Management to submit a request to the Board of Directors. Residents that perform their own gardening are costing the association money because the landscaping company either charges us additional fees to work on the area or charge us additional fees to return the area to its original state. Those residents who are planting annuals will leave a void in the landscaping from the plants dying if they choose to move in the future. If the association incurs costs due to a homeowner's self-gardening the Board of Directors will begin forwarding the cost of returning the area to its original state onto the violator.

B-B-Qs

Residents who use the common area barbecues are asked to please make sure that the barbecues are left clean for the next person. Residents are not permitted to use charcoal or lighter fluid at any time on their patios or balconies. Charcoal grills cause smoke damage to the buildings and lighter fluid creates odors that are very offensive to other residents. Thank you for your cooperation.

Save \$\$\$

Please remember to cover the spa when done using the amenities. This simple act provides Mission Plaza with savings that can help fund other projects.

Mission Plaza President

If you would like to contact the Mission Plaza President or have a suggestion for the newsletter, please send emails to the President from the missionplaza.org website or directly to huls81102@msn.com. Please submit in word, pdf format or directly through email. If you have a major concern or a repeat complaint that is being made to the property management company, please copy the email to this same email address.