

MISSION PLAZA COMMUNITY ASSOCIATION

APRIL 2008

NEWSLETTER

MONTHLY BOARD MEETING – The April 2008 Monthly Board Meeting is scheduled for Tuesday April 15, 2008 at 7:00 PM and will take place in the Club House. All Mission Plaza homeowners are invited and encouraged to attend. Coffee and cookies, provided by the board, will be available beginning at 6:30 PM. The agenda for the Meeting is:

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|----|--------------------------------|-----|-----------------------|
| 1. | Call to Order - Announcements | 6. | Homeowners Open Forum |
| 2. | Approval of Minutes | 7. | New Business |
| 3. | Financial Report | 8. | Correspondence |
| 4. | Management & Committee Reports | 9. | Delinquencies |
| 5. | Old Business | 10. | Adjournment |

POOL SEASON – Spring has arrived and warm weather is rapidly approaching so it's not that far off when Mission Plazas' pools will again be a welcome amenity to its residents. Remember that there is no lifeguard on duty at any of the pools and the safety equipment is there to be used in the event of an emergency -- not as a 'pool toy'. Please observe the posted rules and regulations as well as the "No Smoking" policy at all of the pools and keep the gate to the pool area locked at all times.

UPDATED & REVISED PET REGULATIONS – The pet rules and regulations at Mission Plaza have been updated and revised and the new regulations have been posted on all bulletin boards and sent to off-site homeowners. Please make sure that any pets are properly registered with the Association management office and be in compliance with all other rules and regulations. Warning notices, Hearing notices, and ultimately fines will be issued and assessed to homeowners who are not in compliance with these regulations.

TERMITE ERADICATION – Buildings 14, 15, 16, and 17 are scheduled for termite and pest eradication during the month of April. The schedule for the tenting of the buildings is:

- Building 16 = April 7 thru April 9
- Building 14 = April 8 thru April 10
- Building 15 = April 9 thru April 11
- Building 17 = April 10 thru April 12

All residents should be able to re-occupy their homes not later than the afternoon / early evening of the third day of the process. Any questions regarding the timing, processes, methods, use of the Nylofume bags, what needs to be removed [and what can remain], etc. of these events should be directed to R-Solution Termite & Construction who can fully answer your questions or concerns. R-Solution can be reached at (877) 317 – 9663.

OFF SITE HOUSING AVAILABILITY – For those residents who will be displaced during the termite eradication, Mission Plaza has made arrangements with several area hotels offering discounted rates to Mission Plaza residents during this period. The Super 8 Motel is offering a nightly rate of \$63.00 to \$69.00 per night [plus tax] and the Doubletree Mission Valley [ask for Group Code 'MP1'] is offering a rate of \$139.00 per night [plus tax]. Both of these are discounted rates that are below their standard published rate. Note that rooms must be booked by April 5th to qualify for this reduced rate. Please contact Howerton Management if you have any questions or need any additional information regarding these hotels.

ON SITE SECURITY – SPS provides an on site security guard during the evening hours at Mission Plaza. Although the primary responsibility of the patrolman is a 'deterrent' to crime, there is no way that the patrol can be at all places on the complex at all times. Homeowners and residents need to be aware of their surroundings and take an active role in the prevention of crime at Mission Plaza. Keep doors and sliding glass windows in your homes locked and make sure that the doors to your car are locked at all times. Keep inviting objects like PC's, I-Pods, Cameras, etc. out of sight or lying on the seat of your car. Many break-ins turn out to be a 'crime of opportunity' where the bad guys see something inviting and break into the subject car or home.

MAINTENANCE AND REPAIRS – Only licensed and insured contractors should be used for your repair projects, plumbing, and electrical work. Damages caused to other units or the common area of the complex will be charged back to the party causing the damage. If you use uninsured or unlicensed contractors or vendors you are taking the risk of being responsible for damages that they may cause. Now might be a good time as well to review your current coverage on your homeowners or renters insurance policies.

PARKING – If you or your guests use the guest parking lot or any of the parking spaces marked “Permit Only”, make sure that the vehicle is prominently displaying a current [Red] Mission Plaza Parking Permit. Any vehicles not displaying a parking permit are subject to towing and impound of the vehicle without notice.

Also, any vehicle parked in the same space, without being moved for more than seven (7) consecutive days is considered to be ‘stored’. Stored vehicles will be towed without notice unless prior written authorization has been obtained from the Board of Directors. If you are on an extended trip or vacation of more than seven days, please advise the management company prior to your departure.

If your vehicle is towed, it can be claimed at Western Towing upon payment of towing and impound fees. Western Towing can be contacted at 619 – 297 – 8697 or 858 – 273 – 8542.

RECYCLING – Please use the new recycling bins that have been placed at various locations around the complex for disposing of your cardboard, paper, plastic and glass items. Mission Plaza is required by the City of San Diego to have a recycling program in place and the goal of this program is not only to comply with these regulations but to lower the cost of trash disposal and to hopefully in the future actually provide some additional revenue for the complex.

MONTHLY REMINDERS

SECURITY – Secure Protective Services is our on site security service which provides patrol service throughout the complex during the evening hours. Security patrol is on site from 8:00 pm to 4:00 am Sunday thru Thursday and from 6:00 pm thru 6:00 am Fridays and Saturdays. If you need to contact security, the officer on duty can be reached at 619 – 886 – 7564. In the event of an emergency requiring medical attention or fire, please **DIAL 9-1-1**.

WATER SHUT OFF – Elective, non emergency work and maintenance that is being done in your unit that requires the water to be shut off should be scheduled only on Wednesdays and Thursdays between the hours of 9:00 am and 3:00 pm. These are the days and times that have been reserved for water interruption. Also, remember to notify Howerton Management not less than 48 hours prior to the work being done so that shut off notices can be distributed to all affected homeowners and residents.

ON SITE PERSONNEL – Remember that all on site personnel [maintenance, housekeeping, landscaping, etc.] are given their work orders and daily instructions from Howerton Management. These people are not allowed to do individual tasks in homeowners units without instruction from the Management Company. Please do not request them to perform any work in your individual units or specific functions in the common areas. This applies to the permanent regularly scheduled on site personnel as well as contracted personnel such as plumbers, roofing contractors, etc.

REQUESTS and COMPLAINTS – Send all requests and complaints to Howerton Management Services in written form. Sending this information in writing ensures that both parties have documentation to show at a later date should it become necessary. Howerton Management is located at:

Howerton Management Services
7250 Clairemont Mesa Blvd.
San Diego, CA 92111
858 – 569 – 1793 Phone
858 – 569 – 2005 Fax
www.howertonmgt.com website

Please do not contact individual board members with these requests or complaints. They must be sent to Howerton Management for handling and consideration.

MISSION PLAZA COMMUNITY ASSOCIATION – MANAGEMENT AND PERSONNEL

BOARD OF DIRECTORS:

Jim Bachelor	Director at Large
Mike Donovan	Director at Large
Judy Gibb	Secretary - Treasurer
Darrell Hitzemann	President
Jamie Hornsby	Vice President

ON SITE LIASION

Bernard Boatwright

HOWERTON MANAGEMENT:

Brad Maroney 858 – 569 – 1793 [Phone]
858 – 569 – 2005 [Fax]
www.howertonmgt.com

SECURE PROTECTIVE SERVICES:

619 – 886 – 7564

WEBSITE:

www.missionplaza.org