

MISSION PLAZA COMMUNITY ASSOCIATION

JUNE 2008

NEWSLETTER

MONTHLY BOARD MEETING – The June 2008 Monthly Board Meeting is scheduled for Tuesday June 17, 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 |

SUMMER is still a few weeks away [officially] but the warm weather is already upon us. This always brings a few additional challenges to living at Mission Plaza. The pools are again being used on a regular basis and many of our residents take advantage of the nice weather at night by leaving their windows open.

► Please be aware of noise emanating from your unit – especially during the evening hours – Be considerate of your neighbors and others living in your building. Generally, it is considered EXCESSIVE NOISE if it can be heard from outside of your unit. Please keep the TV's and stereos at a reasonable level and keep the volume level down when enjoying or entertaining on your patio.

► The pools are here for you to use and enjoy but remember that there is no lifeguard on duty at any time. Please observe the posted hours for the use of the pools as well as the no smoking policy that applies to all common areas at Mission Plaza. State law also mandates that the gates to the pools be kept closed – please do not prop them open. Also, please note that glass containers of any type are not allowed in the pool areas at any time.

POOL DRAINING – The center and North swimming pools were recently drained and refilled and the main clubhouse pool will be closed during the beginning part of June for the same process. This is normal maintenance that needs to be done to the pools every 2 or 3 years to keep the chemicals and water quality in balance. We thank everyone for their cooperation while this maintenance was being done.

BOARD OF DIRECTORS CONTACT – Although most communications should be directed to Howerton Management, the Board of Directors realizes that there may be instances where you feel it is necessary to contact the Board directly without going through a 3rd party. E-mail messages can be sent to president@missionplaza.org and will be treated confidentially as necessary. The 'IN'

box for any messages sent to this address is checked on a regular basis.

THEFT ALERT – We have been advised that bicycles left on the 2nd and 3rd story balconies are being targeted by thieves. Even if you live on the 2nd or 3rd floor, it is recommended that you lock your bicycles to the railing when not in use. If you notice any suspicious activity around the complex, please notify security if they are on site at the time or call the San Diego Police at 619 – 531 - 2000 to report it.

MANY THANKS to Mike Donovan and his crew of Mission Plaza volunteers for the work that they did trimming the unsightly juniper trees that have been growing at Mission Plaza. It looks like the entire project will still take another couple of weekends so we'll be looking for some volunteers to assist again with this project. Dates and times will be posted when they have been established.

CC&R'S – We are still asking for all Mission Plaza homeowners who have not returned their ballots for the revised CC&R's to do so as soon as possible.

Any homeowners who have not returned their ballots according to our records will be mailed a reminder notice along with a "replacement" ballot shortly. We urge you to mark your ballot and return it as soon as possible. Each of these mailings as well as the possibility of requesting court approval [should we be unable to get the necessary number returned] is expensive to the association and can ultimately have an impact on your monthly assessments.

If you are a new homeowner who has moved in to Mission Plaza since October of 2007, please contact Howerton Management to see if a ballot for your particular unit has been received. If a ballot for your unit has not already been voted, you are eligible to cast a ballot for the revised CC&R's.

If you need to review the proposed CC&R's prior to casting your vote, they can be found on the Mission Plaza website at www.missionplaza.org.

GREEN THUMBS NEEDED – If you have a ‘Green Thumb’ or have a good eye for landscaping or decorating, Mission Plaza wants you. We are looking to put together a landscape committee to make recommendations to the Board of Directors for the landscaping at Mission Plaza. We need people with a good eye for plants, colors, etc. in making the recommendations that will be carried out by our landscapers. If you are interested, there will be a

signup sheet at the HOA meeting on the 17th. If you can't attend the meeting in person, send an e-mail to Howerton Management or to president@missionplaza.org and we'll make sure that you are included when we roll this out. This is an opportunity for you to have a significant impact on the appearance of Mission Plaza in the upcoming years.

PATIOS AND BALCONIES – Patios and balconies are an aesthetic part of the overall appearance of Mission Plaza and must be kept clean and attractive at all times. Also remember that charcoal barbeques are not allowed to be used on the patios or balconies at any time.

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.

PARKING LOT and CARPORT SWEEPING – Carport and parking lot sweeping is done on the 3rd Thursday of each month. The time of the day that this is done varies somewhat from month to month so remember to make sure that the windows and doors to your parked vehicles are tightly closed or your vehicle moved from Mission Plaza property while this is done.

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