

# MISSION PLAZA COMMUNITY ASSOCIATION

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NOVEMBER 2008

NEWSLETTER

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**MONTHLY BOARD MEETING** – The November 2008 Monthly Board Meeting is scheduled for Tuesday November 18, 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:

- |    |                                |     |                       |
|----|--------------------------------|-----|-----------------------|
| 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           |

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**ADJOURNED ANNUAL MEETING** – Quorum was not reached at the October 21<sup>st</sup> annual meeting so the election for the two available positions on the Board of Directors needs to be postponed until the 2<sup>nd</sup> Annual Meeting which will be held just prior to the monthly HOA meeting on November 18th. We have already received enough ballots for this election to satisfy quorum for this meeting [the required number is less for an adjourned meeting] so the ballots will be opened and counted at that time. The tabulation of the ballots and the announcement of the results will be done at this time.

If you have not yet cast your ballot for this election, you may still do so by mailing your ballot to Howerton Management in the envelope provided to you or bringing your completed ballot to the November meeting.

**RED PERMIT PARKING HANG TAGS** - Remember that the 'Red' Permit Parking hang tags that are currently in use showing an expiration date of December 31, 2008 will remain valid until the end of 2009. In an ongoing effort to curtail expenses, it was decided to keep these current tags in effect for an additional year. Please do not destroy or throw out the current tags at the end of 2008 as there will be a cost to replace them. Notices to this effect as well as special directives to the guard company will be put in place to assure that all parties understand that even though the tags have a 2008 expiration date they will be valid for an additional year.

**QUALCOMM STADIUM EVENTS** – The San Diego Chargers will be hosting three home games during the month of November at Qualcomm Stadium. Traffic in the Mission Valley area will be especially heavy on:

Sunday 11-9-08	Kansas City	1:15 PM
Sunday 11-23-08	Indianapolis	5:15 PM
Sunday 11-30-08	Atlanta	1:05 PM

Please remember that stadium parking is not allowed at Mission Plaza and the selling of parking spaces [either reserved or permit] is in violation of the CC&R's as well as the applicable rules and regulations. Appropriate action, including the levying of fines, will be taken against anyone found to be selling parking spaces. Please note that parking regulations in the 'Permit Only' sections of the parking lots will be strictly enforced during these events.

Note also that any 'SPECIAL GUEST PARKING PERMITS' that are issued for the Saturdays prior to these dates will be valid only until 10:00 AM on Sunday. No special guest parking permits will be available for parking on these Sundays until 8:00 PM those days.

**PET OWNERS** – A proposal has been forwarded to the Board of Directors by several homeowners requesting that the area of the complex currently occupied by the sand volleyball court be turned in to an enclosed dog run. This item is on the agenda for discussion and homeowner questions and comments at the November HOA/Board meeting.

We have received numerous complaints from homeowners and residents that pet owners are not picking up after their pets. Please be considerate of your neighbors and fellow pet owners; pick up the debris left by your pets in the common areas. Anyone observed in violation of this pet policy will be subject to fines based on the pet policy schedule of fines and fees.

**CC & R's** – We are approaching the number of ballots received that will allow Mission Plaza to petition the court to allow us to open the envelopes and tabulate the results. If you have not yet forwarded your ballot voting for or against the adoption of

the new proposed CC&R's we are again requesting that you do so as soon as possible. The cost of getting court approval for this process is time consuming and expensive and we are hoping to avoid this expense.

**BUDGET FOR 2009** - The proposed budget for Mission Plaza was presented at the October HOA/Board meeting and it was announced at that time that an increase of monthly dues for 2009 is required. The increase will average 5% per unit. Additional information, including the exact amount of the increase on your particular unit, will be mailed to all homeowners during the month of November.

**THANKSGIVING HOLIDAY** - The offices of Howerton Management will be closed from Thursday November 27<sup>th</sup> until Monday December 1<sup>st</sup> for the Thanksgiving Holiday. Normal correspondence and issues will be addressed when the office opens again on Monday the 1<sup>st</sup>. In the event of an emergency, call the regular number for Howerton Management and follow the emergency procedures as directed on the message.

With Thanksgiving and the Holidays approaching, Mission Plaza residents will be entertaining their family and guests which always leads to problems with the garbage disposals. The disposals and drain lines are not made to handle anything more than 1 cup of leafy green vegetable cuttings or one cup of crumbs. Remember to leave the water running while using the garbage disposal and for 2 minutes after everything appears to be ground up. EVERYTHING else should be bagged and disposed of in the regular trash dumpsters located throughout the complex. Meat, bones, vegetable peels, etc. should never be discarded in the garbage disposals. Please call Howerton Management if you have any questions.

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#### 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 3<sup>rd</sup> 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](http://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.

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#### 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
E-Mail	<a href="mailto:president@missionplaza.org">president@missionplaza.org</a>

**ON SITE LIASION**

Bernard Boatwright

**HOWERTON MANAGEMENT:**

Brad Maroney 858 - 569 - 1793 [Phone]  
858 - 569 - 2005 [Fax]  
[www.howertonmgt.com](http://www.howertonmgt.com)

**SECURE PROTECTIVE SERVICES:**

619 - 886 - 7564

**WEBSITE:**

[www.missionplaza.org](http://www.missionplaza.org)