

MISSION PLAZA COMMUNITY ASSOCIATION

JULY 2009

NEWSLETTER

MONTHLY BOARD MEETING – The Monthly Board Meeting for May is scheduled for Tuesday July 21, 2009 at 7:00 PM and will take place in the Club House. All Mission Plaza homeowners are invited and encouraged to attend. Refreshments, 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 |

Detailed and specific agenda items that have been submitted for discussion and action by the Board of Directors will be posted on the bulletin boards within the complex on the weekend prior to the meeting.

LANDSCAPE VOLUNTEERS NEEDED – Mike Donovan and the Landscape Committee are looking for volunteers to assist in our Community Planting Project. They will be planting “water wise plants” in the courtyard area near building 7. Dates and times are flexible depending on response received. To sign up, contact Mike Donovan at 619 – 280 – 5958.

WELCOME – Please join the Board and Management at Mission Plaza in welcoming Kalen Paxton to the staff. Kalen has been brought on board to monitor the pools and spa areas throughout the complex on Saturdays and Sundays during the summer months. His primary responsibility is to assure that the rules and regulations for these areas are being complied with while maintaining an enjoyable and safe environment for all residents. Please say hello to Kalen when you see him on the weekends = he’ll be the guy wearing the bright orange vest.

CC&R’s - We still have not received enough ballots for the revised CC&R’s to be allowed to open, count, and publish the results. If you have not yet cast your ballot we urge you to do as soon as possible.

CAR WASH AREA RE-OPENING – The car wash area located in the Southeast corner of the complex will be reopened during the month of July [Watch for the sign at the car wash area]. The water supply, hose, and nozzle have been replaced as needed to be in compliance with San Diego City ordinances. **PLEASE NOTE HOWEVER THAT THE CAR WASH AREA CAN NOT BE USED BETWEEN THE HOURS OF 10:00 AM and 6:00 PM** [City Ordinance]. Any violations of the hours of usage or removal of the hose or nozzle will result in this being closed again due to non compliance.

LOADING ZONES – Those areas throughout the complex that are marked as ‘Loading Zones’ are for temporary parking only while loading or unloading your vehicle. They are not intended for long term parking and any vehicles parked in these zones for an extended period of time with no activity are subject to being towed. Also, the red ‘permit hang tags’ or temporary 24 hour parking permits are not valid for extended parking in these areas.

PETS AT MISSION PLAZA – At the June 2009 HOA / Board meeting, the Board of Directors decided not to proceed with the process of converting the current sand volleyball court into a dog park / dog run area. The sand volleyball court area will continue to be used for that purpose with plans to upgrade it as soon as feasible.

If you are a pet owner at Mission Plaza, make sure that you are in compliance with the pet policies established by the complex. The pet policy can be found at www.missionplaza.org or by contacting Howerton Management. Fines and disciplinary action are being assessed to homeowners who are not in compliance with the pet policy and/or rules and regulations.

POOL, SPA, and BBQ RULES AND REGULATIONS – The pools, spas, and BBQ areas at Mission Plaza are maintained for the use and enjoyment of all owners and residents. Pool and BBQ areas are never allowed to be controlled or ‘taken over’ by one group for a private party or function.

With the warm summer weather upon us, these areas will be an often used amenity at Mission Plaza. Please observe all posted notices and signs, the operating hours for the pools and spas and all rules and regulations for the pool areas:

Remember that if you have rented the clubhouse for a private function, the use of the pools, tennis courts, fitness room and BBQ areas is not included in the rental and the party must be limited to the upstairs clubhouse area only.

POOL AND SPA RULES AND REGULATIONS

- THERE IS NO LIFEGUARD ON DUTY - Persons using the pool and spa facilities do so at their own risk,
- No Smoking,
- No glass containers of any type,
- Keep gates closed at all times,
- No Diving or Horseplay on the pool decks,
- Safety Equipment must remain in place and not used as a pool toy,
- No pets allowed in the pool area [Service Animals excepted = note: Service Animals are not pets],

- Proper Swim Attire is required at all times,
- Keep noise at a respectable level – No yelling, loud talking, radio or ‘boom box’ use without the use of earphones is allowed. Please be respectful of your neighbors and fellow residents,
- Children under the age of 14 must be accompanied and supervised by an adult,
- Please cover the spas when finished using them and turn off the jets,
- Children in diapers or who are not toilet trained and any person [of any age] who cannot control their bladder or bowels may not use the pools or spas [The Center for Disease Control has determined that “swim diapers” are not effective in preventing contamination] so these products are not considered an acceptable alternative.

MONTHLY REMINDERS

SECURITY – HERITAGE SECURITY is our on site security service that provides patrol service throughout the complex during the evening hours. If you need to contact security, the officer on duty can be reached at 619 – 379 – 6960. If you are unable to reach the patrol person after several attempts, please call the duty supervisor at 619 – 843 – 2776. In the event of an emergency requiring medical attention or fire, please **DIAL 911**.

RED PERMIT PARKING HANG TAGS - Remember that the current RED PERMIT PARKING HANG TAGS that are assigned to each unit in the complex will remain valid and usable throughout 2009. Although these tags show an expiration date of December 31, 2008 – they will be valid and honored until December 31, 2009. Security has been informed of this and vehicles displaying a valid hang tag that are parked in a Permit Only space will not be towed. If the number on tag has faded, use a black ‘Sharpie’ pen to re-write the tag number so that it is more clearly visible from the outside of the vehicle.

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 cleaning 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 & OFFICERS:

Mike Donovan	Vice President
Gary Garcia	Director at Large
Judy Gibb	Secretary - Treasurer
Darrell Hitzemann	President
Jerri McCollum	Director at Large

ON SITE LIASION:

Bernard Boatwright

HOWERTON MANAGEMENT:

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

HERITAGE SECURITY:

Guard Phone
Duty Supervisor
619 – 379 – 6960
619 – 843 – 2776

WEBSITE:

www.missionplaza.org