

MISSION PLAZA COMMUNITY ASSOCIATION

MARCH 2009

NEWSLETTER

MONTHLY BOARD MEETING - The Monthly Board Meeting for March is scheduled for Tuesday March 17, 2009 at 7:00 AM in the Community Center in the Club House. All Mission Plaza homeowners are invited and encouraged to attend. Coffee and light refreshments will be served beginning at 6:30 PM. The agenda for the Meeting is:

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| 1. Roll Call | 6. Homeowners Open Forum |
| 2. Minutes of the February Meeting | 7. New Business |
| 3. Treasurer's Report | 8. Correspondence |
| 4. Board of Directors Report | 9. Delinquencies |
| 5. Board Committee Reports | 10. Adjournment |
| 6. Business | |

POOLS AND SPAS - All pools and spas at Mission Plaza are closed until further notice due to federally mandated safety requirements [Virginia Graham Baker Pool And Spa Safety Act]. As soon as the necessary maintenance items are available, we will arrange for the installation and reopen the pools and spas with the center pool being heated throughout the winter. Unfortunately, this process requires City of San Diego approval and permits to do the work as well as obtaining the necessary parts and equipment to be in compliance [which is very difficult to obtain at this time].

PLEASE DO NOT JUMP OVER THE FENCES TO USE THE POOL OR SPA AREAS DURING THE TIME THAT THEY ARE CLOSED AND POSTED.

Anyone who is observed to be inside the pool or spa areas will be considered a trespasser [even if you are not swimming or using the spa] and appropriate action will be taken.

NEW BOARD MEMBER - Please welcome Jerri McCollum to the Board of Directors at Mission Plaza. Jerri will complete the unexpired term of Jim Bachelor who recently resigned. Jerri is a long time resident at Mission Plaza and has been a very involved homeowner on several projects in the past several years. We are looking forward to Jerri's continued involvement and input in the coming months.

FIRE DOORS IN 3 STORY BUILDINGS - Please keep the fire doors in the 3 story buildings closed at all times. It is a California State law that these doors remain closed at all times. Mission Plaza is subject to fines and penalties if we are found to be in violation of these laws. The doors are installed to provide a break in the event of a fire in these buildings and could save someone's life. Please do not prop these doors open for convenience purposes.

BUILDING 7 TERMITE ERADICATION - Building 7 is in need of termite eradication and needs to be tented.

This work will be done during the period of Monday March 23rd thru Wednesday March 25th and all residents of Building 7 will need to evacuate the building during this process. If you have not yet been contacted by R-Solution, Inc. with detailed instructions on how to prepare for this please contact Howerton Management so that they can assure that you have the necessary information.

Under California State Law, Mission Plaza is not responsible for temporary housing while this procedure is being done, we are working with some local hotels to attempt to get a discounted rate for our residents. Any updated information on reduced hotel or motel rates will be posted at the mail boxes and laundry rooms as it becomes available.

NEW SECURITY SERVICE - Beginning on Saturday March 7, 2009 HERITAGE SECURITY will be providing the on site guard service at Mission Plaza. They will be on site during the evening hours seven days per week.

The phone number to use if you need to contact the on duty security guard is **619-379-6960**. The phone number for the duty supervisor is 619-843-2776. Please contact the duty supervisor only if you are unable to contact the on site security officer while on duty.

Prior to March 7th, if you need to contact security, please contact our current security provider [Secure Protective Services] at 619 - 886 - 7564

CC&R's - We still have not received enough ballots for the new and revised CC&R's to be allowed to open, count, and publish the results. If you have not yet cast your ballot [either in favor of or against] we urge you to do as soon as possible. A copy of the proposed new CC&R's is available on the Mission Plaza website.

If you have not yet cast your ballot and need a replacement ballot, please contact Howerton Management and one will be provided.

MISSION PLAZA PET POLICY - Please make sure that you as a homeowner or tenant are in compliance with the Mission Plaza pet policy. The policy that outlines types of pets that can be at Mission Plaza as well as registration processes and restrictions can be found on the Mission Plaza website at www.missionplaza.org.

Fines are being issued to the owners of units that are not in compliance with the pet policy and will continue to be issued so that all pet owners at Mission Plaza are in compliance with these policies.

Also, the sand volleyball court is a 'No Pet' area of the Mission Plaza complex and is not to be used as a dog run or a pet play area. Although a proposal by several homeowners has been made to turn this area into a dog run / pet play area, this proposal has to be discussed in an open HOA / Board meeting session giving all parties [both supporters and opponents] a chance to be heard. If the Board of Directors then votes to go forward with this proposal, the entire membership will be asked to vote on the matter. Appropriate notice will be provided as to the date and time of any meetings where this issue will be open for discussion.

MONTHLY REMINDERS

SECURITY - Howerton Management Services is a security company which provides patrol service throughout the complex during the evening hours. Security is provided from 6:00 pm thru 6:00 am on Saturdays thru Thursday and from 6:00 pm thru 6:00 am Fridays and Saturdays. If you need to contact security, please call Howerton Management Services at 619-588-7564. In the event of an emergency requiring medical attention or fire, please **DIAL 911**. Howerton Management Services' **SECURITY** will be providing our on site guard service.

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 useable 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 red hang tag that are parked in a Permit Only space will not be towed. If the number on your tag has faded, use a black 'sharpie' pen so that the tag number 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:	Mike Donovan Gary Garcia Judy Gibb Darrell Hitzemann Jerri McCollum	Director at Large Treasurer Vice President & Secretary President Director at Large
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