

MISSION PLAZA COMMUNITY ASSOCIATION

MAY 2009

NEWSLETTER

MONTHLY BOARD MEETING – The Monthly Board Meeting for May is scheduled for Tuesday May 19, 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 |

POOLS AND SPAS - The work on the main pool [next to the clubhouse] and spa is proceeding on schedule and we anticipate this pool and spa being open and available for use by all residents by Wednesday the 6th or Thursday May 7th if all goes as expected. The water may be a bit cool for the first couple of days but everything should be back to normal by the weekend of the 9th and 10th. We realize that this has been an inconvenience to all homeowners and residents and we appreciate your patience.

The center pool in the East side of the complex and the pool in the Northwest part of the complex will be scheduled for the required retrofit and repairs as soon as possible.

PLEASE DO NOT JUMP OVER THE FENCES TO USE THE POOLS 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.

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.

ASSESSMENT COUPON BOOKS – Coupon books to be used for paying of your monthly assessments have been mailed to all homeowners and should have been received by now. Please use and include the appropriate coupon when remitting your payment.

If you have not yet received your coupon book and envelopes for mailing, please contact APS as soon as possible so that there will be no delays in the crediting of your payments.

SATELLITE DISHES – If you are planning to install [or remove] a satellite dish from the roof of your building, please ensure that the work is done by a qualified person and that Howerton Management is contacted in advance so that proper procedures are provided and followed.

We have had several instances where residents attempted to do this maintenance by themselves or used untrained personnel causing damage to the roofs == and resulted in the homeowner having to pay for the damage repairs.

LOADING ZONES – Those areas throughout the complex that are marked as 'Loading Zones' are for the 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.

WATER CONSERVATION –

The car wash area located in the Southeast corner of the complex has been closed as a result of a 'City of San Diego Water Department' prohibition. Mission Plaza has been advised that "Vehicles may only be washed at a commercial car wash or by using a hose with an automatic shutoff nozzle or with a hand-held water container". Although Mission Plaza has provided 'automatic shutoff nozzles' for the car wash area in the past, they have disappeared on a regular basis. The car wash area will remain closed until the City of San Diego relaxes its prohibitions and restrictions.

In addition to the car wash area being closed, the City of San Diego has also mandated that "Customers cannot use a running hose to wash down sidewalks, driveways, parking areas, tennis courts, patios or other paved areas, except to alleviate immediate safety or sanitation hazards, unless that hose is connected to a water efficient device such as a commercial water broom." This means that homeowners

and residents CAN NOT use a hose to wash their patios or balconies.

We have also been advised that additional ‘Water Conservation’ requirements can be expected in the upcoming months [as well as a possible doubling of the

cost for water] so now is a good time to start putting those water saving tips to good use. Water is one of the largest utility costs for Mission Plaza and with the large number of units in our complex; the savings of even just a few gallons of water per unit per day will be very beneficial.

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