



La Costa Meadowridge Newsletter

Informing the community about Board decisions and community events.



March 2010

The next meeting will be held on Mar 18, 2010 at 7:00 p.m. at 5927 Priestly Drive Suite 110, Carlsbad

Board of Directors

Board@lacostameadowridge.com

Response from the Property Manager should occur within 3 days.

President

Brian Stevens

brian@lacostameadowridge.com

744-4464

Vice President

Nancy Cahoone

nancy@lacostameadowridge.com

Treasurer

Mary Anne Brower

maryanne@lacostameadowridge.com

438-9532

Secretary

Susanne Schissel

susanne@lacostameadowridge.com

Member-At-Large

Ben McCoy

ben@lacostameadowridge.com

Official HOA Website

www.lacostameadowridge.com

PCM Community Manager

Anne Marks

amarks@pcminternet.com

5927 Priestly Drive Suite 110

Carlsbad, CA 92008

"Live" answering 24/7

760 918-8040

Office Hours

8:30am-5:00pm

Pool/Spa Hours

Weekdays 6am to 10pm

Weekends 6am to 11pm

Tennis Court Hours

Daily 7am to 10pm

North Coast Patrol

760- 940-2776

HOA Committees/Chairpersons

Newsletter - Alesia Sowell

Rules & Regulations - Trish Stevens

Vendor Due Diligence - Tony Ulsky

Traffic & Safety - Heather McCullogh

Budget - Bob Gittelson

Landscape - Jim Cahill/Pam Brooks

Board Meeting Briefs for Jan 21st & Feb 6th Executive Session

What did the Board Approve?

- January 2010 Board Meeting minutes
- January 2010 Executive Meeting Minute
- January 2010 Executive Meeting Minutes

What was not approved by the Board?

There were no items that were not approved.

What was discussed by the Board?

- Re-evaluation of Fence list
- Paint contracts
- Storm damage and tree trimming
- Street repairs and water valves

Budget Briefs... In reviewing the financial report this month there was a drop in the water bill, but it was still \$5,111.66 over budget. There is a surplus of \$946.74 reported. However, that amount does not include the reserve funding of \$22,750 which was not paid. In reality, that results in a deficit of \$21,803.26 for December. In reviewing the budget for the entire year 2009, there is reported a deficit of \$5,392.70. Again, there is a difference when the reserve payments are included. They were paid through October so there are payments for two months (in the amount of \$45,500) owed to us. Last year there were two increases in our water billing which resulted in payments which were \$56,276 over the budget. With the economic climate last year more people than in recent years were unable to keep up with their payments and there is approximately \$75,000 owed in accounts receivable. In the past few years that amount was around \$25,000 - \$30,000. Hopefully, as we see things improve, some of that money will be paid and put into reserves. Whenever we are able, we will pay back as much as possible.

At the January meeting two changes were made. There was a bill for repair work on Via Barona in the amount of \$2,400 and a bill for concrete on Avenida Christina in the amount of \$1,800. They both had been paid from the operations budget and those payments were reallocated to the reserve budget. That resulted in a deficit of \$1,192.70 for last year, excluding the two reserve payments which remain as an expense posted for future payment when possible. The Board and PCM continue to work with our vendors to find ways to save money.

Election results....The election results for the 2010 Annual meeting will not be available at the time of this newsletter printing. PCM will circulate the election results in a separate mailing.

Specials Thanks to... Special thanks to Ben McCoy for years served as the Member-at-large on the Board of Directors. Thank you Ben!

This newsletter is prepared by the newsletter committee and approved by the Board of Directors at La Costa Meadowridge.

Send comments to: newsletter@lacostameadowridge.com

Landscape Corner.....The Landscape Committee is working on a "Community Beautification" project and would like your ideas for landscape improvements. What landscape improvements would you like to see on your street and in La Costa Meadowridge? Please email your recommendations to the Landscape Committee landscape@lacostameadowridge.com. The next scheduled walkthrough will cover the following streets:

March 11: Corte Valdez, Paseo Adelante, Via Alcazar

April 8: Avenida Christina, Avenida Topanga, Via Ostra

Each walk-through begins at the tennis courts at 8am on the scheduled day. All HOA members are welcome on the walk-through.

Water Leak on Camino Limeron...As reported in last month's newsletter, the Board contracted Arrow Pipe Line to troubleshoot and resolve a reported leak. The leak was the result of a house lateral saddle failure. The repair cost totaled \$8,524.

Fence Repairs.... In 2009 the HOA repaired 42 patio fences and replaced 25. The Vendor Due Diligence committee will perform another inspection of remaining fences and update the replacement/repair list. The updated list should be completed by April 1st and homeowners will be informed of their ranking. If you would like further information about your fence, please call PCM and ask for Debbie or write an email to dwoychak@pcminternet.com.

January Storms....January brought damaging winds and soaking rains. The damage to our community was limited to:

- three trees lost
- a number of large branches fell
- roof tiles were damaged and several roof leaks were reported

For liability reasons, roofing companies will not come out until after the rain has stopped. If you detect a roof leak -- do everything you can to mitigate it:

- move furniture to avoid damage
- put a bucket under the leak
- put plastic down to protect your floor coverings

The Vendor Due Diligence committee will be working with roof repair companies. If you reported a leak, a committee member will come to your home to inspect the leak and work with the roofing company to be sure repair is made correctly. The HOA will repair interior walls and ceilings. They will be brought back to paint ready condition. Homeowners often rely on the insurance carried by their association and often learn after the fact that interior upgrades and contents are not covered by the HOA insurance. It is recommended that homeowners carry an HO6 insurance policy to cover damage to their personal property. Owners are responsible for painting as it an exclusive use area.

Tree Trimming...Before the Board signed the tree trimming contract with Urban Care, an Arborist came and walked our property and gave us a bid on the trimming and tree removal that he saw at the time. After all the rain and wind the board asked that another walk be made to inspect any damage from the storms. In February, the regional manager came and walked the entire community with Jim Cahill, our Landscape Committee Co-Chair, and Mary Anne Brower, a Board member. The Arborist found that there were a number of changes and that more trees will need to be removed for safety issues. Some of the trees that are leaning are fine while others, particularly along Alga, have root systems that will not continue to hold. There are other trees throughout the community that have splits and/or rot on the trunks and will need to be removed. At this time, the work is scheduled to begin the end of March. When it is closer to the time, a notice will be posted on the bulletin board about the work and, if the trees are very close to homes, owners will be notified ahead. Other trees will be trimmed 3 feet from units and 5 feet from chimneys, but no trees will be "topped" as that kills the tree. The landscape committee will follow up with recommendations regarding planting where trees were removed. Owners are also encouraged to submit requests for approval to purchase plants around their units. The request must be approved by the landscape committee, the landscaper and the Board.

Upcoming Street Repairs...The Board has requested bids for street repair for Avenida Christina. The Vendor Due Diligence committee will work with PCM to review the work definition and gather bids. Additionally, leak detection will take place at the corner of Paseo Adelante and Avenida Christina to ensure that the pavement damage is not due to a leak.

Pest Control Dates... Third Tuesday & Wednesday of each month.

Weed Control Dates... Green Valley landscapers spray weeds as needed **each Monday and Thursday from 7am – 5pm**, as weather allows.

