



MARIPOSA HOMEOWNERS ASSOCIATION NEWSLETTER

<http://mariposahoa.org>

Volume 5, Issue 5

December, 2003



Holiday Wish

Just when we thought things around us might be getting back to a little normalcy (from the recent and continuing war in Iraq dating back to the events and aftermath of 9/11/2001) we just experienced and were a part of the most devastating wild fire in our state's history. Mariposa residents and owners are very, very lucky this holiday season; we came within a blink of a very different reality.

I'm sure most of us had this experience close to our thoughts and thanksgivings over the turkey day holiday. But let us not forget the less fortunate in San Diego over the holidays. There are thousands of displaced families so please consider providing whatever support you can (financial, material donations or your time).

Like we always do when crises affects us close to home (or our hearts) we open up our generosity towards the situation and then we vow to make personal changes, become better people, life happens to us once again and it fades away. This nation, state and our community has been through a lot in the last couple of years and as life always has a tendency to curve ball when we least expect it. So keep your memories strong, your outlook positive around you can benefit from it when they might need to.



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So...

The holiday wish is that we all can grow even stronger as a community this coming year. That we will learn to overlook a neighbors shortcomings if they have any, to help and support those Mariposa residents that need it, to make new friends, forgive enemies and look out for each other so we all can move forward with the same sense of pride that has made Mariposa the truly great community it is.

Here's to you and yours this holiday season. May you all have a fruitful and great year ahead but most importantly please don't forget to... **Enjoy Life!!**

Annual Meeting

A quorum was reached at this month's reconvened annual meeting and the meeting was officially concluded.

To all of those who participated in this year's meeting, the Board knows that we serve you so your contribution was welcome and appreciated.

Board Meetings



Effective immediately, the monthly Board meeting has been moved to the fourth Thursday of the month.

Board Meetings:
***The 4th Thursday of every month,
6:30 pm at the pool.***

There will **not** be a December meeting.

Mariposa's Property Manager

Jim Cauley

Property Management Associates
3936 Hortensia Street
San Diego, CA 92110

Phone: 619.296.7980

FAX: 619.291.7849

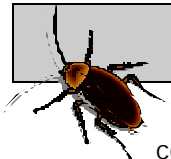
Email: jim@pmamgt.com

Architectural Changes

✓ Notice to Owners

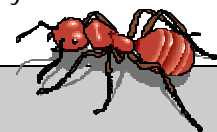
Any and all improvements you wish to make to the exterior of your unit (cosmetic or not) must be approved by the Board before any work can be started.

You can obtain a request form from our property manager or by visiting our web site at:
<http://mariposahoa.org/forms.html>



Pest Control

Mariposa HOA has hired a new pest control company. Dewey Pest Control will be spraying at our complex every month around the buildings and common areas for a multitude of insects. They will respond as quickly as possible to any common area pest issue if you call the number below. Dewey Pest Control is also offering Mariposa residents a reduced rate to spray inside your home. They will spray inside your home for a fee of \$15 (ants, fleas, etc.) - call 619.588.1550 and tell them you're a Mariposa resident.

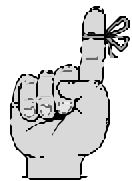


Homeowners Insurance

✓ Notice to Owners

Insurance requirements for Mariposa owners have long been a cause for confusion to a lot of our homeowners (and more importantly outsiders). Mariposa is **not** a condo association, but what is called a **PUD** (planned unit development). It is very important to know the distinction, especially after the fires that almost claimed our community.

Those who own a condo do not actually own their building, only the "air space". Technically they are not even allowed to modify their interior walls for they belong to the association. The owners at Mariposa on the other hand, own their actual unit's structure and the land directly underneath the unit (called zero lot line). We can do anything we desire to the interior of our units just like a single dwelling homeowner, subject to SD City building codes. The only part of the building that the association is responsible for (maintenance) is the exterior surfaces, which includes the roof, paint of the wood trim and the stucco.



That said, lets move on to insurance. For all intents and purposes our units are treated as single-family homes and should be insured as such. This means that you and you alone are responsible for your entire unit from the structure to its contents. The association has no responsibility to cover your property for any damage due to fire, earthquake, flood, or any other disaster (man-made or otherwise).

The association does carry insurance to cover the common area structures, which includes the pool and the support building. If any damage occurs to these structures, the association and/or our insurance company would be responsible to rebuild them.

Lastly, if something happens to any unit in our complex, as stated above, the owner would be responsible to fix/replace/rebuild any and all damage (including any damage that might occur to an adjoined unit if it is deemed to be their fault). So please make sure that you are carrying the proper type of insurance for your property.

