



MARIPOSA PROPERTY OWNERS ASSOCIATION NEWSLETTER

<http://mariposahoa.org>

Volume 6, Issue 4

December 2004



Annual Meeting; New Board

We had a fantastic annual meeting and elected a new board. YES! we actually reached a quorum on the first try (props to Ann, our property manager) - a first in this 15 year member's memory. The member participation was awesome and some great ideas were presented. Thanks to all who attended.

Also for the first time in along time we had 6 candidates for 3 board seats. Hopefully this trend will continue and more of you will come and contribute in some manner (it's really easy and actually doesn't take that much time).



We retained two board members (Barbara Wilmot and Jerry Varon) and welcomed our newest member, Julie Ebrek.

The board wishes to thank Al Millstine for his valuable support and contributions he made to our Board; he will be missed.

Pool Keys

Unfortunately we will have to recall & replace everyone's pool key. During



our property management transition some components to the gate system were lost and many members have given their keys away to friends and family. We haven't as yet determined the exact timeframe or procedure; most likely it will happen around 1 Feb. 2005.

Once you receive your new key, please hold onto it for your or your tenants use. Replacements: \$25

A Measure of Prevention

We're in the midst of the fire season again and I'm sure you all remember the scary and unnerving events from last year.

The fire department has advised us that the rain gutters around our houses and cluttered patios pose a fire hazard and it would behoove all of us to take some time and clean out these areas. The homeowner's association does perform an occasional gutter cleaning, but if we would all take a little time and clean out our gutters, it may go a long way towards fire prevention - not just from canyon fires but also from possible flying embers from our fireplaces and BBQs. Additionally, if your home is situated near the rock quarry, your rain gutters are more susceptible to getting clogged with dirt. Dead leaves and pine needles also contribute to clogging our rain gutters.

So please, in the interest of fire community, clear out your rain

Board Meetings:
The 2nd Wednesday of the month,
6:30 pm at the pool.

prevention for our entire gutters and patios.

Mariposa's Property Manager

Ann Andreola ann@prescottmgt.com
Assnt: Tiah Barry tbarry@prescottmgt.com

Prescott Management
16880 West Bernardo Dr. Suite 200
San Diego, CA 92127

Phone: 858.946.0320 (Ann, Tiah)
FAX: 858.946.0326
Billing: 800.404.0141 (accounting ?'s)

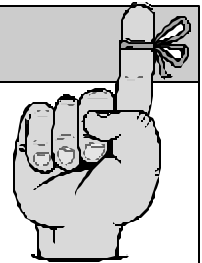
New Property Manager

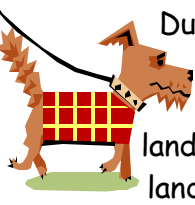
I just wanted to take this opportunity to let you all know how truly blessed we are to have found such a wonderful property manager as Ann Andreola. Ann and Tiah have already accomplished so much in the mere four months they have been with us that I can no longer imagine us being without them.

If you ever need anything, I'm confident that Ann or Tiah will be able to help you — give them a call.
- Mariposa President


Rules, Rules, Rules...

I know this is the section that most of us don't read and trust us one we don't like to write. But it unfortunately has become a permanent fixture here... please take the time to refresh your memories about our rules, they allow us to peacefully coexist here at Mariposa. All our rules can be viewed at <http://mariposahoa.org/forms.html>



 During a recent management walk-through of our community, homeowners expressed concerns about the amount of dog feces not being picked up. We have addressed this issue several times. Please be considerate of your neighbors and the landscapers. We have children in the community who play in the common area and the landscapers need to do their job without fear of illness. County Ordinance 62.670 applies.

Homeowners please take notice that our new CC&Rs state that **you** are now responsible for your own individual patio cap; the Association will not repair/replace it. However, if the Association deems that a patio cap is in disrepair or needs to be replaced, the homeowner will be notified and requested to have the repair/replacement done in a timely manner and to Association guidelines.

 Trash containers must not be placed out prior to 6 pm on the evening before collection day. Trash containers must be removed from city streets and common areas by 8:30 pm on collection day. Trash containers must be stored inside your garage when not in use during trash collection. All trash must fit inside your container; trash not placed in the container will result in a fine and disposal charge to that homeowner.

No homeowner may plant in common areas without written approval from the Board of Directors. And no decorations are allowed in the common area except during December.

Please take a look at your patio and clear out the clutter. Our rules and regulations state that "patios are not to be used for storage." "No unsightly items that can be seen from the street or from another unit will be permitted."



Here's to a great 2005!!

Here's hoping you have a fantastic holiday season and a great new year — dust off those resolutions...

