



# MARIPOSA PROPERTY OWNERS ASSOCIATION NEWSLETTER

<http://mariposahoa.org>

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## Roof Maintenance Update



Our roof maintenance program is going very well. As of this writing 27 buildings and the pool area have been completed. To manage our monies most efficiently we have slowed down the progress slightly but we should be completed in the next couple of months. No major concerns/problems have cropped up so we look to be in very good shape moving towards the future.

Concerns have been expressed by some homeowners, however, of vendor practices and some people have been taking matters into their own hands. Please treat the roofers with the same respect you expect to be treated. If their dumpster or trucks are blocking your way, politely ask them to move and they will in a timely manner. Eric Johnson was able to reduce his bid by not running a generator on site instead choosing to use household power. The cost to run a saw for a day is calculated to be well under \$0.50. The cost for all of us to split the additional vendor costs of a generator would have been substantially more. So again, please don't harass the roofers for using your power. They are trying their best to use everyone's power evenly and appropriately. If you have problems please contact Ann.

## Other Updates

The following items have been previously reported and are still progressing but as mentioned above we are pushing back timelines to most efficiently and effectively manage our reserve monies.

We had to take a step back in our decision process on the hand railings because we felt we were heading in the wrong direction. In the interim we will be making immediate repairs (some have already been completed) to the most severely damaged railings. We had wished to bypass this step and get everything done at once but eventually felt fast-tracking this issue would ultimately be detrimental.

As of this date we have narrowed the community light replacement down to 3 selections. It also looks like we are close to selecting a vendor and at the moment it appears that the cost of the work will fall well within our current reserve allotment.

We will still be removing the eucalyptus trees previously reported; we just pushed back the start date.

Many of you have brought up the need for our driveways to be resurfaced again. Even though it is earlier than projected, last winter's storms were unusually brutal. Rest assured this is on our agenda before winter could postpone 'til early fall.

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

## Mariposa's Property Manager

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## Information

Parking: even though our streets are city property we do have the right to control what parks here (no recreational vehicles, trailers etc. are allowed). Enforcement of vehicles left more than 72 hours we leave to the police dept. Please report incidents to the police at 619.531.2000

Pool chairs: there have been complaints about the state of our chairs. This is due to misuse and bad care. The materials used today are created by a different process and sunscreen affects/damages it. It is very costly to continually clean, repair & replace this material. We are looking into solutions but please help take care of our chairs. If you'd like to volunteer to repair/maintain our chairs please contact us.

## C Unit Remodel Dreamer?

The C unit is the 2 bedroom, 2 bath with family room, 1600 sq. ft. (see our web site; floor plans). Do you have dreams of remodeling your kitchen? Do you want to tear down that wall between the kitchen and the family room to create a "great room?" Unfortunately that wall is a bearing wall (a post supports a beam in the kitchen ceiling).

If you are in a C unit and have such dreams we might be able to help you. A group of your fellow C unit compatriots have banded together to enlist the help of a structural engineer to provide a solution. For an individual to do this it greatly impacts the overall cost of the project; together the costs become minimal (more participants, less financial impact).

If you have this dream and would like to join us, please contact us so all our costs go down even more... Please call 619.xxx.xxxx for more info.

## Reserve Study

A yearly study of our reserves was just completed and even though we've spent over \$200K on our roofs so far we are still at 93% of being fully funded.

We still have a lot of spending planned in our immediate future (railings, lights, etc.) so we will be closely watching our funds to ensure our long term security.

## New Rules & Regulations

The board has just approved new Rules and Regulations. There were no real major changes, mainly just updating them to correlate with the recently restated governing documents.

As a cost saving measure the new rules will not be mailed but have been posted on our web site: <http://mariposahoa.org/forms.html>. If you do not have access to the web site or would like us to furnish a printed copy please contact the management company.

Non-resident owners reminder: You are required to provide a copy of our rules to your tenants. If they violate the rules, you get fined, not them.

