



MARIPOSA PROPERTY OWNERS ASSOCIATION NEWSLETTER

<http://mariposahoa.org>

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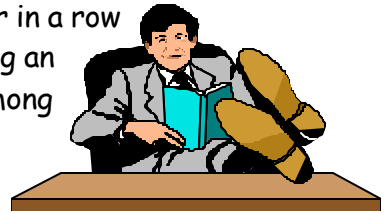
December 2005



2005 Annual Meeting

Once again we had a very productive annual meeting and for the second year in a row we reached a quorum on the first try (Ann, our property manager, is building an undefeated streak). And as in recent years, there was a good discussion among the members present - thanks to all who attended.

The two incumbent members of the Board (Michael Cochran and James Lanflisi) were reelected and the Board decided that all officers would retain their positions.



Roof Maintenance Update

For those of you who have not noticed, the roof's are DONE!!!

The newly completed roof maintenance program took longer than we thought and cost a little more than we originally planned but we now have solid, watertight roofs.

Eric, our roofing contractor, originally planned on using four semi truck loads of roof tiles to complete our project but ended up using seven. Most importantly his work came with a four year guarantee, so if we experience any problems in the next four years relating to his work he will come out and repair it at no cost to the association.

Eric informed us that he encountered many areas where the tiles were placed directly on the roof sheathing (no tar paper whatsoever). This and many other issues were all resolved so our roofs are projected to last another 20 years minimum before major work is required. Minor work will obviously have to be performed periodically but nothing as extensively as just completed for a long, long time.



Driveways

Part of the discussion at the annual meeting was about the deteriorating state of our driveways due to last year's heavy rains. Taking this to heart the Board approved Aztec Paving's bid at the November meeting to proceed with these much needed repairs in a timely manner.

As of this writing the exact dates the work will be performed are not known but you will be notified so you can park accordingly.

This is a good spot to mention that having everyone park in their garage is not only a good idea but also part of our regulations - your garage is not for storage and you are required to be able (have the space available) to park the number of cars in which the garage was intended to hold whether you do so or not.

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

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Santa Stats

There are currently 78 people named S. Claus living in the U.S. & one Kriss Kringle. (twisted parents)

December is the most popular month for nose jobs.

Weight of Santa's sleigh loaded with one Beanie Baby for every kid on earth: 333,333 tons.

Number of reindeer required to pull a 333,333 ton sleigh: 214,206 plus Rudolph of course.

The average wage of a mall Santa: \$11 an hour. With a real beard: \$20.

To deliver his gifts in one night, Santa would have to make 822.6 visits per second, sleighing at 3,000 times the speed of sound.

At that speed, Santa and his reindeer would burst into flames instantaneously.

Architectural



After many, many, many months of investigation and badgering (kidding) from the membership the Board has finally approved new front doors.

The doors are made by Escon and can be found at Dixieline as well as other places. Additionally the Board has deviated from past Boards in pre-approving a wide variety of styles to accommodate the multitude of taste among the membership. And door hardware is now unrestricted !!!

The guidelines, list of model numbers as well as pictures can be found on our web site at <http://mariposahoa.org/homeimprovement.html>

You are still required to get an architectural request form approved (signed) before installation but if you select one of these doors it will be approved. You are not, however, limited to one of these; we will review other doors on a case-by-case basis.



Landscaping



As many of you might have guessed and some have mentioned we postponed some landscaping duties this year.

We were not being neglectful, just mindful of our resources due to the roof program.

But not to worry, we plan to get back on track w/ our landscaping improvements next year.

Holiday Wishes

Lastly, but certainly not least, your Board of Directors (and dare I say our management company) wish all of you a fantastic holiday season.



Take care of and appreciate your friends and family this season as we remember all those who will be struggling this year around (as well as outside of) our country.

Take those mental pictures and lock them away for the raining days of 2006 and stay off the roads on New Year's Eve. . .and we hope to again see our members' wonderful decorations this year. See you next year.

