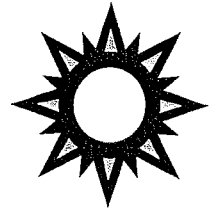


Mariposa Community Newsletter



September 2007

Mariposa Board Meeting

The next Board of Directors Meeting is scheduled for August 8, 2007 at 6:30 p.m. at the community pool, San Diego, CA. 92120. Homeowners are welcome to attend.



YOUR BOARD OF DIRECTORS

President	James Lanflisi
Vice President	To be appointed
Secretary	Gary Ebreck
Treasurer	Michael Cochran
Director	Karen Walter

Resignation of Board Member

We would like to take this opportunity to extend our appreciation and gratitude to Jerry Varon for his service on the Board of Directors. With regret, the Board accepted Jerry's resignation at the July meeting. His insight and assistance has been of great value to the community, and he will be missed. The Board has interviewed a few candidates for replacement and selected Larry Lindsay to fill the vacant seat. Larry will be assuming his duties at the August meeting. Welcome Larry!



Landscaping Updates



Over the past few months, several members have attended the board meetings voicing concern regarding the Board's plan to improve the overall appearance

of the common area landscape. There have been lots of rumors flying. To set the record straight, the Board is working on a plan to improve the overall appearance of the community landscaping. At the July meeting, the Board showed a computer image photo of small changes to the pool area, and received positive feedback regarding what is planned. The changes will be minor. The Agapanthus bed will be thinned out and reduced. So that the removed plant material will not be lost, it will be used in other locations within the community to fill in the bare areas. Some small Saga Palms will be added to offset the larger Queen Palm trees and Day Lilies will be added for color. Inside the pool area, some new planter pots will be added using the small palms. The slope area by the 7900 block of Mission Vista Drive is presently being marked for new plants and trees. Once the cost is approved, Frank and his crew, will do the installation. The concerns voiced over changes to the interior of the community are being heard, and great care will be taken to improve the appearance without a drastic change.

Building Maintenance



Painting of the buildings is another item that resulted in concern. At present, NO decision has been made to change the color schemes of the buildings. A suggestion/idea was made to investigate a possible change of color. In the event some color schemes are developed, these color schemes will be submitted to the membership for review/comment prior to a final decision being reached. Member comment has been strong with equal opinions to keep the current color scheme and for change. However, one thing that we have been advised is that painting of the entire buildings

should be considered. Due to the buildings now being 25 yrs old, minor cracking is occurring. To preserve the life of the stucco, painting or fog coating is advised. We are currently gathering information on the cost to perform the necessary work.

While on the subject of maintenance, owners are encouraged to review the condition of their front doors and patio cap rail. Both is owner's responsibility to maintain and are easy to ignore as you walk by them everyday and/or using the garage, not really looking at the condition. Please take the time to review your door and railings to see if maintenance/ finish coating is needed. Window screens should also be reviewed periodically for replacement needs.

Reserve/Operating Funds



The updated reserve study is completed and the final figures reflect that the association is 84% funded in reserves. These figures will be used in drafting the 2008 budget.

The Board is currently reviewing both items. An increase of the monthly assessment of about \$5 per month is recommended to address the current shortfall. A final increase amount will be discussed and decided by the Board prior to the deadline. Any increase would be effective January 1, 2008. As costs increase overall, so do the expenses for maintaining the common areas. The Board will do everything they can to keep the costs low, while continuing to keep the community looking good. A new budget will be mailed to members by the middle of November.

Abandoned Vehicles

Lately some less than attractive vehicles have been seen parking within the community. As the streets are city streets and do not belong to the association, there is little the Board can do. However, residents who are concerned regarding unsightly, commercial, or abandoned vehicles are encouraged to call the city Vehicle Abatement at 858-495-7856, or the Abandoned Vehicle at 858-495-7886. Please keep in mind that vehicles can park on the city streets for up to 72 hours without mov-



ing, so when you call, make sure that the vehicle has been parked at the location for more than three days without moving. The vehicle abatement department is very busy and understaffed, so their response might not be immediate, but if you call before three days, their response time will drop for our area.

Doggie Do's & Don'ts

Gotta love them! They're man's best friend after all. However, they can also be a real nuisance to your neighbors if you, as the owner, fail to keep them on a leash or pick up after them. Please be a good neighbor and make sure to walk your dog, on a leash (it's the law) far away from the units, so that any activity does not result in a disturbance to your surrounding neighbors.



The Prescott Companies
(8:30a.m -5:30p.m. Monday- Friday)

Customer Service

Phone: (800) 404-0141 or (760) 634-4700

Email: Jeremy Horne - CSR x 1255
jhorne@prescottmgt.com

Rancho Bernardo Office:

16880 West Bernardo Drive #200
San Diego, CA. 92127
Phone: (858) 946-0320
Fax: (858) 946-0326

Community Manager: Ann Andreola
ann@prescottmgt.com
Assistant Manager: Kathy O'Hara
kohara@prescottmgt.com

Accounting Questions

Carlsbad Corporate Office:

5966 La Place Court #170
Carlsbad, CA 92008
Phone: (760) 634-4700 or (800) 404-0141
Fax: (760) 634-4759