



MARIPOSA PROPERTY OWNERS ASSOCIATION NEWSLETTER



October 2007

Mariposa Board Meeting

The next Board of Directors Meeting is scheduled for October 10, 2007 at 6:30 p.m. at the community pool, San Diego, CA. 92120. This will be the Annual Election and Membership meeting. **PLEASE RETURN YOUR PROXY/BALLOT.**



being a resident within the community has offered to assist and guide the committee to assure that the specifications used for the program will be beneficial. To join this committee and help with establishing the overall appearance of the community, please contact management.

Vandalism

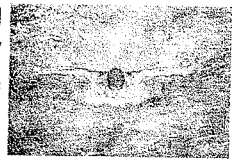
There has been some vandalism of the pool rest rooms reported. Toilet paper is being thrown across the floors and stuffed into the toilets. This results in additional expense to the association for repairs. If you see improper activity, please report it to the Customer Service Department of the Management Company at 800-404-0141.

YOUR BOARD OF DIRECTORS

President.....James Lanflisi
Secretary.....Gary Ebreck
Treasurer.....Michael Cochran
Director.....Karen Walter
Director.....Larry Lindsey

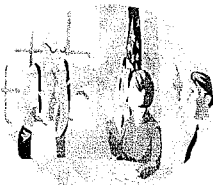
Pool Usage

Also of concern is use of the pool after hours. A recent report of the key usage noted several members using the facilities very late in the evening into the early morning hours. This occurred generally on weekends. Reminder - the pool rules and hours of use are posted at the pool. Hours are from 7:00 a.m. to 11:00 p.m. with quiet time prior to 8:00 a.m. and after 9:00 p.m. With windows opened during the summer months, voices and noise carries. Please be a good neighbor and keep pool activity noise to a minimum during the "quiet" times.



Committees

Be a part of the process! At the September meeting, several members volunteered to help on two very important committees. The Landscape Committee will be chaired by Larry Lindsey and committee members will assist with ideas on how to freshen the overall appearance of the community. If you are interested in being part of this program, please contact management for further information.



The Painting Committee is currently chaired by Julie Ebreck and committee members will assist in developing alternate color schemes for the exterior of the buildings, or simply recommending use of the existing colors. Don Caldwell who is an experienced painting contractor as well as

Budget Time

It is once again time to prepare the budget for the 2008 fiscal year. After review of expenses and the community's reserve funding, it was determined that an increase will again be required.



The updated reserve study showed funding of 84%. To keep the reserve funding at an adequate level, it is necessary to fund in keeping with the study. The study calls for a minimum annual funding of \$83,424 which increases the annual funding by \$7,583. In addition, ever rising utility costs (water alone will be increased by 8.5% this coming year) oil prices that effect material costs and labor costs, it was found that a \$10 per unit per month will be needed. The assessment rate will therefore be increased to \$135 per unit per month effective January 1, 2008. The Board reviewed at great length the figures for next year's budget prior to reaching their decision to increase the assessments.

Annual Meeting

All members should have received their Notice of The Annual Election and Membership Meeting to be held on October 10, 2007. 51% of the members must be represented either in person or by proxy. Please do your part in helping to establish the necessary quorum by returning your proxy, (if you do not wish to vote) or your marked ballot (indicating your vote). Please remember to sign the outside of the return envelope. Returns must be received by Management no later than October 9, 2007. If you have questions regarding the voting procedure, please feel free to contact Ann Andreola at 858-946-0320.



Assessment Payments

All homeowners are reminded to have their assessments paid by the first of each month, to avoid any late charges and/or collection expenses. Should you not receive your monthly statement by the first, please contact the accounting department to advise them that you did not receive your statement and would like to know your outstanding balance. In the event you have not received your statement and would like to submit payment prior to the first, please be sure to note your account number and mail to the address below:

Mariposa Property Owners Association
c/o The Prescott Companies
Community Assoc. Bank
P.O. Box 61658
Phoenix, AZ. 85082-1658

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

