



Mariposa Community Newsletter



April 2008

Mariposa Board Meeting

The next Board of Directors Meeting is scheduled for April 9, 2008 at 6:30 p.m. at the community pool, San Diego, CA. 92120. Homeowners are welcome to attend.



sociation must hire an independent arborist to walk the community and submit a written report to the city on their recommendation for this program. The replanting program is to be consistent with the original plan for the community. Arborist Bob Bichowsky, well known in the San Diego County, has been contacted for this purpose and will be submitting a cost to the Board to perform the necessary inspection/report.

YOUR BOARD OF DIRECTORS

- President.....Jim Cauley
- Vice President.....Karen Walter
- Treasurer.....Gary Ebreck
- Secretary.....Larry Lindsey
- Director.....James Lanflisi

Recently Committee members Stephanie Dale and Kristal Carvalho, volunteered to walk the community with Frank to inspect the irrigation system to assure that it was working properly. Because it is time consuming, only one station was reviewed. Some adjustments were noted and made. Stephanie volunteered to walk with Frank every few weeks to eventually inspect all stations to assure they are in good working order. Kudos to Stephanie for volunteering!

Paint Program

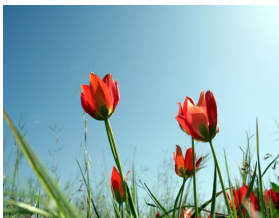
Committee members met with bidding contractors to assure that they understood the specifications for the program. Bids will be reviewed by the Board in April to get an understanding of how much it will cost. If considered, new color schemes will be available for review by members and an opinion poll taken regarding changing colors or keeping the same color scheme. Even with a change in color, the stucco will remain white tone. Many thanks to Chris Moore and the Painting Committee Members for all their hard work in establishing the color schemes as well as working with Frazee Paints on specifications.

Landscape Improvement Fund: When preparing the 2008 budget, the landscape improvement line was increased with the assumption that the overall landscape program would take place. At the time of preparing the budget, it was agreed that if the landscape plan was not done, the funds would be returned to the normal funding with any extra funds being put into the reserve account to help fund the deficit. At the March meeting, the Board approved returning the budget line item for landscape improvements back to \$1,000.00 per month and to put the remaining \$1,000.00 per month in the monthly reserve funding.

Reserve Study Update

The community's reserve study was completed and reflects that reserve funding at the end of the fiscal year will be 67%. The Board is concerned that this may be a low number and will be discussing at the April meeting, possibly increasing the monthly assessment now, and another increase in next year's budget to bring the funding up closer to 100%. Please see copy of the reserve study attached.

Landscape Improvements



Board President, Jim Cauley, met with the city to obtain a copy of the community PDR plan and to discuss what will be required for removal of Eucalyptus trees within the community. The as-

POOL USAGE



Also of concern is use of the pool after hours. Reminder that the pool rules and hours of use are posted at the pool. Hours are from 8:00 a.m. to 11:00 p.m. with quiet time prior to 9:00 a.m. and after

10:00 p.m. With windows opened during the summer months, voices and noise carry. Please be a good neighbor and keep pool activity noise to a minimum during the "quiet" times.

Doggie Do's & Don'ts

Recently, improper disposal of pet waste has been observed and brought to the Board's attention. Please do not dispose of pet waste in neighbor's trash cans or throw it over the fence into the canyon area.

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:

NOTE: Please do not enclose items that need to be addressed with your payments. Send directly to Management.

Mariposa Community HOA
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

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