

THE LOOKOUT

AUGUST 2009

The LOOKOUT is the official publication of Altamira Management Association II, a non-profit corporation. All articles pertaining to rules, regulations, bylaws or CC&R's should be regarded as official notices from the Association.

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Website

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Clubhouse Reservations &

Committee Contacts

See Clubhouse Calendar &

Contacts sections of website or

call GRG Management Co.

NEWS AND NOTES ABOUT ALTAMIRA II ...

Mark your calendar ... With fall just weeks away your Clubhouse Committee is busy preparing for its **next community event**, the **Autumn Rush Potluck** to be held Saturday, Sept 12 from 5 to 8 PM.

“Earlier parties this year have been well attended but we’re hoping for an even larger turnout this time,” says Chair-woman Twila Coon who promises another opportunity for residents to meet neighbors, share some favorite dishes and enjoy our refurbished clubhouse.

Avoid plumbing leak issues ... Is your unit vacant, used only part-time or will you be away for an extended period? If so, please be thoughtful of your neighbors, especially those in a unit below you and, in the process, save yourself what could be an unhappy homecoming. **Shutting off the water flow into your unit while it's unoccupied** can prevent flooding damages both upstairs and down if a leak were to happen while no one's there to notice. Recently a leaking toilet from a seldom-occupied upstairs unit resulted in costly damages not only to the unit itself but even greater damage to the unit below.

And remember, you're financially responsible for leaks emanating from your unit so be sure your owner's or renter's insurance policy is in effect.

Let your Neighborhood Watch Block Captain know if you're going to be away and make sure he/she knows who has a key to your place in case of emergencies.

A word about Parking Permits ... All current permits are numbered 900 and above. If an older permit, numbered below 900, is displayed on a vehicle parked within the complex that vehicle will be towed. Please make sure that

GRG has the correct number of your permit – several requests for this information have recently been mailed to owners and residents. Those homeowners who have not verified their present parking pass number with GRG need to do so ASAP. **A non-verified parking pass number will soon also be subject to towing.**

About rental units and renters ... It's come to the Board's attention that several vacation rental units are operating in violation of our CC&R's, which **strictly prohibit rentals of less than 30 days.** Furthermore, there have been an increasing number of complaints about renters, primarily short-term, who are unaware of or chose to ignore our rules and regulations.

Landlords don't forget – it's your responsibility to ensure that your tenants receive and agree to abide by all the association's guidelines. Be advised that the Board *will* levy fines against those owners who continue to defy our covenants and whose renters abuse our common property or disturb their neighbors. These kinds of problems not only affect the quality of life for fulltime residents at Altamira II but they also affect all of our property values.

Annual termite check up scheduled ...

Please plan to give inspectors access to your unit during the annual review by our contractor, Terminix. Building-by-building schedules will be posted for the annual review to be performed between Wednesday, Sept 16 and Friday, Sept 18.

Welcome Deborah ... GRG Property Management Co. has appointed Deborah Mines to replace Yvonne Avila as our Altamira II Property Manager.

CHRISTMAS IN JULY? A VERY WELCOME GIFT TO ALTAMIRA II

On behalf of all owners and residents The Altamira II Board of Directors extends a hearty **THANK YOU** to our own Christmas-in-July Santas **Richard and Helen Eckfield** who bought, transported and donated a complete package of gently-used patio furniture to surround our community swimming pool.

Former Association President Richard and former Pool Chairperson Helen negotiated with a local timeshare resort to buy four round patio tables, five blue umbrellas, 16 chaise lounges, seven small tables to sit between the lounges and 18 patio table chairs. Then, with the help of **Doug Brandt**, the Eckfields trucked all these pieces to Altamira, removed and discarded the old furniture and are now busy coating each piece with Armoral protectant.

"This very generous gift helps us continue the refurbishment of our pool area which has been a 2-year project spearheaded by Helen's leadership. We're grateful to these dedicated members of our community," says Sue Brandt, Pool and Clubhouse Committee Board Liaison.



NEXT BOARD MEETING

Monday, August 24

6 PM Executive Session*

6:30 PM Board Meeting**

* Board Members & Invited Attendees Only

** Homeowners Only

PLEASE NOTE:

A new date for the September meeting will be set during this August session.



The Eckfields and Doug Brandt working to swap out the poolside furniture.



Donors Helen and Richard Eckfield enjoy a swim after all their work.



Nicer, newer lounges and side tables now surround the Altamira II pool.



Patio tables & chairs are now covered with bright blue umbrellas.

COMMITTEE REPORTS

LANDSCAPE: In following the rules for Level 2 drought conditions, our days of watering have been cut again. However, on most slopes we have the new **rotor irrigation heads that are approved by the city to run more than 10 minutes** because they are designed to reduce the amount of water used by 1/2 to 1/3 of the amount consumed by regular sprinkler heads. Therefore, don't be concerned if you notice these sprinklers running for more than 10 minutes during scheduled watering times.

Unfortunately, our greenbelt areas have some brown spots as they usually do each summer, a problem that is likely to increase under the even more stringent water reduction regulations.

Your Landscape Committee is **looking for ideas and suggestions** for some of our grassy areas as we believe the drought is here to stay. Xeriscaping is a way to reduce water use and still have a nicely planted area using bark or rock. Please contact us (brendasmoot@att.net) if you have some thoughts or ideas on this subject that you'd like to share.

ARCHITECTURE: A review of the property shows several **unapproved television satellite dishes** mounted directly into our stucco walls. Owners of these illegally attached dishes will be required to have them removed and to cover the costs of stucco repairs. Intrusions into the stucco violate the warranty on the very expensive elastomeric paint that was applied during the recent property renovation funded by special assessment.

Prior approval for satellite dish installation onto any building surface must be obtained from the Board of Directors using the Architectural Review Request process. In order to protect our stucco paint warranty, dishes are only allowed to be installed onto wooden surfaces. Request forms are downloadable from our website or available by mail from our management company.