

THE LOOKOUT

NOVEMBER 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.

ALTAMIRA II CONTACTS

Board of Directors

Mickey Stone

President

760-476-0437

MickeyStone1@yahoo.com

Diane Brandt

Vice President

diane@rdbrandt.com

Sue Brandt

Secretary

sue@sbrandt.com

Jeff Gere

Treasurer

jeffreygere@hotmail.com

Errol Ovid

Member-at-Large

errolusmc@aol.com

Newsletter

Diane Brandt

Editor

diane@rdbrandt.com

Management

GRG Management, Inc

3088 Pio Pico Drive

Suite 200

Carlsbad, CA 92008

760-720-0900

760-720-0085 (fax)

Deborah Mines

Property Manager

deborah@grgmgmt.com

Security & Towing

North Coast Patrol

760-940-2776

(7:30 PM – 5:30 AM)

northcoastpatrol.com

Rancho del Oro Towing

760-931-6655

ranchodeloro.net

Website

www.altamira2.org

Clubhouse Reservations &

Committee Contacts

See Clubhouse Calendar & Contacts sections of website or call GRG Management Co.

BOARD SETS 2010 BUDGET, HIRES NEW PROPERTY MANAGEMENT COMPANY

In a full agenda at its October meeting the Board of Directors approved a **budget** for fiscal year 2010 that will hold monthly **assessment fees at the 2009 level**. In so doing Board members noted the need to address reserve funding over the coming year as the amount currently held in reserve is below that recommended by the auditors who performed our annual Reserve Study.

President Mickey Stone announced the Board's Executive Session decision to end our contract with GRG Property Management effective December 31, 2009 and to hire **The Prescott Company beginning January 1, 2010**. Board members initiated this change after searching for a company that's using state-of-the-art information systems to reduce costs and enhance management efficiency. In addition to an assigned Property Manager and Manager's Assistant, Prescott will have agents from their accounting and customer service departments develop specialized knowledge of our property.

Via Prescott's internet services all homeowners will be able to view their **accounts online**, process payments electronically (including the use of a credit card) and see other property-specific records. The company also offers direct debit processing for monthly dues payments.

Board members meanwhile will have 24-hour online access to all association books, maintenance and work order tracking, violation monitoring and other reports now available only on paper. In addition they'll be able to approve invoices and sign checks electronically.

"This use of technology should really lessen the amount of time that volunteer

Board members have to spend in preparing for meetings, assessing bids, managing bill payments, approving work orders and various other communications throughout the month, leaving us more quality time for interaction during our regular meetings," said Stone.

In other action at the October meeting, the Board welcomed new **Landscape Committee members Teddie Ziegler and Mary Chang**. Ziegler has volunteered to chair the committee upon the resignation of long time chairperson and former Board member **Brenda Smoot** who is no longer an Altamira II homeowner.

"We extend a heartfelt thanks to Brenda for her many years of dedicated service to this community. Brenda's work as the landscape chairperson for the past nine years, her leadership on the Board of Directors, and her extensive knowledge of accounting have been a gift to us all," said Stone.

The Board also verified the **Nov 23rd date for our Annual Meeting**, set Nov 30, for the year-end Board meeting and urged everyone to mail their ballots to reach GRG by Nov 23.

UPCOMING EVENTS

Monday Nov 23, 6 PM

Annual Homeowners Meeting

(All owners encouraged to attend)

Monday Nov 30, 6:30 PM

Board of Directors Meeting

(Open to all homeowners)

5:30 PM Executive Session

(Board Members & Invited Attendees Only)

Saturday Dec 5, 5 - 8 PM

Clubhouse Holiday Mixer

(Open to all residents, see pg 2 for more info)

COMMITTEE REPORTS

GREEN LIVING/CONSERVATION:

In its initial report to the Board the Green Living Committee outlined the results of a workshop held to assess what the committee could do to address several related issues: utility costs (water and electricity), the environmental impact of living at Altamira II, the quality of life and enjoyment of living here.

Many of the issues identified focused on **reducing water use and the wise use of water. This topic was then** divided into 4 subsections: (1) reducing individual water use; (2) the potential for solar heating of the pool; (3) addressing the pitted pin holes that occur in our copper pipes; and (4) approaching the Board with landscape initiatives that would reduce water consumption while building community spirit, initiatives such as development of a community garden and experimentation with dry farming techniques that historically have been used to efficiently grow native plants, drought tolerant plants and grape vines.

"While Alta Mira 2 will change with the realization that California has what is likely a permanent water shortage, there is no reason why our community cannot continue to be attractive," says **Committee Secretary Helen Eckfield.**

NEIGHBORHOOD WATCH:

With the resignations of Block Captains **Errol Ovid** (909 – 911 Estrada) and **Maureen O'Connor** (6673 – 6675 Paseo del Norte) the committee is seeking new volunteers to cover these areas. Committee Chairperson **Rob Walter** has also tendered his resignation as Chair but he will continue to serve his immediate neighbors as Block Captain. Please contact any member of the Board if you are interested in volunteering for this group.

CLUBHOUSE:

The Committee is busy finalizing plans for the community **Holiday Mixer** to be held Sat, Dec 5 from 5 to 8 PM. "Everyone's invited and we especially hope our newest residents will join us. It's a great way to meet your neighbors and kick off the holiday party season," says **Twila Koon, Committee Chair.**

Attendees should bring a hearty appetizer to share and whatever beverage they'd like to drink.

Committee member **Chris Daly** has volunteered to host a community **Lost & Found** site for items left around the pool area and clubhouse. Items of value will be donated to charity if not claimed within a reasonable time. So, if you've misplaced something on the property, please contact Chris at 760-579-0057.

TERMINIX SETS DATES TO FINISH PROPERTY INSPECTION

The Terminix Company will be on-site Tuesday and Wednesday, **November 17 and 18, 8 AM - 3 PM** to cover areas missed during the September property review.

The missed units include 903-A Estrada; 902-B plus buildings 903, 905 and 912 Madrigal; and the following Paseo del Norte addresses: 6571-A, B; 6573 -A, E, H; 6575-A, J; 6673-A, B, C, G; 6675-A, C, D, E, F; 6677-A, B, C, E; 6679-B, F; 6703-B,C, D.

Occupants of these units may **contact Anna or Glen of Terminix by email or phone to set morning or afternoon appointments on either day: aferguson@terminix.com 760- 489-0111, ask for branch 2153**

Anyone who suspects active dry wood termite infestation should promptly report this to Terminix in time for this inspection or at any time thereafter.

MANAGEMENT REMINDER

GRG offices will be closed Thursday and Friday, **November 26 & 27**, and from Thursday, **December 24 through the end of 2009.**

Water Saving Tips from Svea Sprinkleson, Altamira's Swedish-American Environmental Activist

What's Your Water Footprint?

If you thought calculating your carbon footprint made you feel guilty, just wait until you calculate your "water footprint." No I'm not talking about low flow showers and toilets. I'm talking about what you drink and EAT. Your household water use accounts for only 6 % of the water you consume. The other 94% comes from the food & products we buy. We average drinking a gallon of water per day, but we eat 800 gallons.

Healthy eating can correlate to reduced water consumption. It takes 18 gal of water to produce an apple, 32 gal = 4 oz of wine, 37 gal = 4 oz coffee, 467 gal for 1lb of chicken while a single pound of beef uses a whopping 1,857 gals.

While it's useful to think of sustainable agriculture, locally grown and organic, we need to add "Water Stewardship" to our list of buzz words. There may be times when it's better to buy an avocado from water-rich New Zealand than from a So. Calif. irrigated desert.

IN MEMORY ...

Friends and neighbors mourn the Nov 3rd loss of original Altamiran **Harold Swanson** who dedicated countless hours of volunteer service to our community. He and Sid Harris WERE the Altamira II Maintenance Committee for over 10 years, performing many routine repairs for the benefit of their neighbors. Harold was a Colonel in the U.S. Air Force, served in WWII, Viet Nam and as a Commander with the Titan I Missile Program. Burial with full military honors is at the Riverside National Veterans Cemetery. Our heartfelt sympathies to Harold's wife **Millie** and to the Swanson family.