

THE LOOKOUT

MARCH 2008

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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TREASURER'S REPORT

Actual operating
expenditures &
reserve replacement
for January 2008:

\$52,759.51.

Projected
expenditures:

\$62,281.93.

PRESIDENT'S MESSAGE

BOARD APPROVES PLANS FOR CLUBHOUSE REFURB

At our February 25th meeting your Board of Directors **approved recommendations from the Clubhouse/Pool Committee for refurbishing the clubhouse and bathrooms.** Our appreciation goes to Marcia and Rich Scanlon for a wonderful design plan that is warm and inviting. And we thank Twila Koon, Helen and Richard Eckfield, Marcia Ross, Sue and Doug Brandt for all that they have done gathering bids, buying furniture, cleaning out the Clubhouse, and much more so that the refurbishing work can begin.

Please note that the Clubhouse and pool facilities will be closed for at least the month of March while work is ongoing. The Board also **approved changing the locks on the pool gates and Clubhouse doors for the duration of the refurbishing process.**

Other actions taken by the Board include: approval of the **2007 financials** which will now be sent to Sonneberg & Co, CPA's, for review and preparation of the association's tax returns; and review of the **proposed CC&R revisions** which are now ready for our attorney, Joel Kriger, to evaluate and rework.

Ken Fendler, financial advisor from Wedbush Morgan Securities, presented information at the meeting on the Altamira II HOA Reserve Fund investments. He cites our present balance at **\$644,250.00 with a projected \$12,850.00 in interest and \$17,327.00 in dividends for 2008. The average yield is 5.9%** for our account. Ken has served as the financial advisor for Altamira II over the past five years.

As a final note, work is continuing on the development of an Altamira II website. Thanks to all the homeowners who sent input for the website and who expressed their appreciation for moving our association into the electronic age. We look forward to having this new means of communication available to our members.

And, a note to those of you who are landlords: this newsletter is not distributed door-to-door so we ask you to share the information with your tenants.



Mickey Stone

LANDSCAPE REPORT

DATE CHANGED FOR MONTHLY PROPERTY WALK

Landscape Committee members have changed the date for their monthly walk of the property. This strolling review of the community will now occur on the second Tuesday of each month at 10 AM.

Homeowners and Board members are encouraged to join in this activity, which begins at the Clubhouse.

NEXT BOARD MEETING

MONDAY, MAR 24

Executive Session* 5:30 PM

General Session 6:30 PM

**Owners may not attend the Executive Session. These sessions are for the sole purpose of conducting hearings, discussing legal matters, personnel matters and contracts.*

ALTAMIRA II Q&A

Q *Why are the minutes of our Board meetings no longer being kept in the Clubhouse for homeowners' access?*

A All residents now have keys to the Clubhouse and pool area but many are not homeowners who are the only ones with a legal right to review these materials. Therefore, minutes are now kept on file with our Management Company. Owners may stop at the company's office to review the minutes or they may request copies.

Q *What are the terms of office for the members currently serving on our Board of Directors?*

A Board members who are elected and not appointed due to special circumstances serve a three-year term. President Mickey Stone and Member-At-Large Brenda Smoot are in the last year of their terms. Vice President Mark Keays is in his second year while newly elected directors Sue Brandt (Secretary) and Jeff Gere (Treasurer) are in their first year.

Q *What if I don't want to have my personal information such as phone number and email address published in the Community Directory?*

A All information to be included in the proposed Community Directory is strictly voluntary. Some people don't want their phone numbers included; others don't want their email addresses published and still others don't wish to be included at all. Each entry will only contain information that the homeowner and/or tenant have indicated they'd like to have published.

Have a question?

Please submit questions to the Editor via email or to the Management Company via fax, email or phone.

REMINDERS FROM GRG

Whether you have your own washer and dryer or live in an area of Altamira II that has communal laundry rooms, here's something to keep in mind.

Those ever-popular dryer sheets used to remove static and to freshen and soften clothes leave an invisible residue on your dryer's lint screen. Washing the lint screen with soapy water and a brush every six months to remove this residue will lengthen the life of your appliance, make it more energy efficient and, most importantly, prevent a fire that could start in a dryer with this invisible waxy film clogging the screen.

In order to keep monthly dues at a reasonable level the association budgets only for equipment and building repair but not for cleaning and upkeep of the communal laundry rooms. Residents need to be good neighbors, cleaning up these areas after every use. This includes removing laundry promptly from machines, cleaning lint from the dryer screen, emptying trash, wiping off machines inside and out, sweeping the floor and occasionally scrubbing that lint screen.

Parking enforcement is active again following the driveway resurfacing. ANY VEHICLE WITHOUT A VALID PARKING PERMIT WILL BE TOWED.



The old clubhouse ceiling is gone.

REFURBISHMENT UNDERWAY AT POOL & CLUBHOUSE

You may have noticed that the pool and clubhouse area are closed this month. That's because a major project has begun – refurbishment of these over 30-year-old facilities.

The pool and spa have been drained for resurfacing and retiling. When the new linings have dried and the weather permits they will be refilled.

Meanwhile the Board of Directors has approved plans for updating and refurbishing our clubhouse. These plans include a much-needed "spiff" of the kitchen area with new or gently used appliances. A replacement range and countertop microwave are already in place. Now the committee is looking for donations of a white refrigerator and possibly a white dishwasher. If you'd like to donate either of these items please contact Joy at GRG who'll pass your generous message on to committee members.

Following the recent removal of the old "popcorn" ceiling a new plaster coating is being added. Plans then call for fresh paint, new light fixtures and furniture and as many other needs as the budget will allow.

When all work is completed, which committee members hope will be sometime in April, the group plans to schedule a grand re-opening event. Watch for details in next month's *Lookout*.



Resurfacing of the pool is underway.