

La Veta Monterey

www.lvmhoa.org

Homeowners' Association

700 W. La Veta Avenue
Orange, CA 92868

News



February 2007

FINANCIAL STATUS

Prior Month Income	\$60,435
Prior Month Expenses	\$54,659
Bad Debt	\$14,442.80
Legal Action Pending	
1st Warning Letter	7
2nd Warning Letter	7
Intent to Lien Letter	1
Balance Due Letter	24
Small Claims Actions	0
Foreclosures/Collections	3
Total Assets	\$226,394
Monthly Assessment	\$280

ROLL CALL FOR MEETING 12-4-2006

S. Miller	PRESENT
L. VonDetjen	PRESENT
P. Davin	PRESENT
A. Domin	PRESENT
T. Haeggstrom	PRESENT
J. Williams	PRESENT

NEXT BOARD MEETING

February 5, 2007
7:00 PM
CLUBHOUSE

A Completed Visitor's Pass is Required 24/7

Board of Directors

Scott Miller	President
Lenice VonDetjen	V. President
Patti Davin	Secretary
Andy Domin	Treasurer
Tracy Haeggstrom	Member
Clubhouse Rental	714-997-1353

Management Company

Huntington West Properties
13812 Goldenwest St., #100
Westminster, CA 92683
714-891-1522, ext. 214

Manager Jack Williams

Reporting GAS Leaks

If you smell gas, you need to report it **IMMEDIATELY!** Call Huntington West Properties at 714-891-1522 and **PRESS 4** to be connected to an operator 24 Hours a Day/7 Days a Week. Please be ready to provide a location of the suspected leak, your name & unit number, and phone number. Huntington West will call COAST PLUMBING to make the necessary investigation and repairs. If a repair is necessary, the gas main will be shut off to the entire complex. This will shut off ALL 43 water heaters and furnaces to all 212 units. Once the repair has been completed, please allow at least two hours for the water heaters to produce hot water. It is advised that you DO NOT call the Gas Company since they will NOT repair the leak. They will simply red tag the pipe for repair. If you feel that you need to call the Gas Company, PLEASE call Huntington West and follow the same procedure above. If you do not call Huntington West, there could be a delay in making the necessary repairs and create a serious inconvenience for all residents at La Veta Monterey. Your diligence is appreciated!

Roofing Project

The Board is currently seeking bids for roof repairs. Once all bids are received and reviewed, work will begin shortly thereafter. The D & E buildings will be the first to be repaired and the remaining buildings will be scheduled accordingly. More information will be mailed to homeowners as it becomes available.

2007 Survey

Our annually survey will arrive shortly. Please be sure to complete and return it according to the directions located on the top portion of the survey. This year all homeowners who return their completed surveys will have a chance to win one of two \$25 Starbucks Gift Cards. For more information regarding the drawing and the company that donated the gift cards, please check the insert located in the survey mailer.

Homeowner Institute – March 24, 2007

Mark your calendar! Saturday, March 24th from 8:30 AM – 12:00 PM has been reserved for our second "New Homeowner Orientation". All homeowners are welcome to attend this informative workshop in our clubhouse. Food and beverages will be provided. Please see the reverse of this newsletter for more information.

Please email lvmhoa_board@hotmail.com or call HWP at 714-891-1522, ext.214 to register so that we can make sure we have enough materials & food. We look forward to seeing you. Don't miss this special opportunity!

Condo Electricity

Please be aware that LVMHOA is not responsible for the electricity inside your condo. If you have NO electricity, please check your interior breaker panel to see if it has been tripped. If you discover a breaker that is hot, burned or just doesn't look right. DO NOT touch it. Contact a licensed electrician. If your breakers are fine, locate your MAIN breaker on the exterior of your building. The MAIN is found under your electrical meter. Likewise, if you discover that it is hot, burned or just doesn't look right. DO NOT touch it. Contact a licensed electrician. If this does not resolve the problem contact Southern California Edison at 800-684-8123.

