

La Veta Monterey

www.lvmhoa.org

Homeowners' Association
700 W. La Veta Avenue
Orange, CA 92868

News

April 2007

FINANCIAL STATUS

Prior Month Income	\$65,861
Prior Month Expenses	\$51,219
Bad Debt	\$11,939
Legal Action Pending	
1st Warning Letter	5
2nd Warning Letter	6
Intent to Lien Letter	3
Balance Due Letter	10
Liened Units	5
Foreclosures/Collections	1
Total Assets	\$247,216
Monthly Assessment	\$280

ROLL CALL FOR MEETING 2-5-2007

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

NEXT BOARD MEETING

May 7, 2007
7:00 PM
CLUBHOUSE

Survey Winners Joann Delahousye Gerri Pressley

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
Avanti Towing	714-241-0800

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!

Tile Roofing Project

It is with great pleasure to inform you that the roofing repairs began on March 12, 2007. Recently the Board reviewed six bids for this project that ranged from \$286,440 to \$139,945. This price range was for using our existing "Spanish" tile only. The Board selected JORDAN ROOFING's bid of \$142,500 for two primary reasons. First, Jordan Roofing has performed most of the repairs over the last ten years and is familiar with our building's structure and needs. Second, they will install two layers of modified TG2 40Lb underlayment over the existing sheathing whereas the other companies would have installed the industry's minimum 30lb underlayment. This underlayment should extend the life of our roofs. The reroofing project will be completed in FIVE PHASES*:

PHASE 1	Clubhouse, Adult Pool, Garages, Buildings D, E, F & G	March 12
PHASE 2	Buildings A, I, L & N	May
PHASE 3	Buildings B, C, H, J, K & M	June
PHASE 4	Buildings O & P	July/August
PHASE 5	Buildings Q, R, S & T	September

*Subject to Change

2007 Survey

A special *THANK YOU* to all 78 homeowners that took the time to complete and return this year's survey. Your thoughtful responses are helpful in guiding future projects and activities in our community. Our two \$25 Starbucks Gift Card winners were drawn at the March 5th Board meeting. Our winners are Joann Delahousye and Gerri Pressley. Another special *THANK YOU* is in order to Sandy Kaley of Ricci Reality for donating the Starbucks cards. Survey results will be published shortly. Again, THANKS!

Interested in Upgrading your Patio/Balcony Light?

Several homeowners have signed up to upgrade their patio or balcony light fixture to match the new common area lighting located near or around their front doors. Please email lvmhoa_board@hotmail.com or call Huntington West at 714-891-1522, ext. 214 if you are interested.

April 2nd BOARD Meeting Cancelled

Our next Board meeting scheduled for April 2, 2007, at 7PM, has been cancelled. We apologize for any inconvenience this cancellation has caused but look forward to seeing you again on May 7, 2007, in the clubhouse.

**PLEASE CHECK THAT YOUR
INTERIOR SMOKE DETECTOR IS
WORKING PROPERLY!**

