

# La Veta Monterey

www.lvmhoa.org

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

# News



October 2007

### FINANCIAL STATUS

Prior Month Income	\$67,968
Prior Month Expenses	\$36,960
Bad Debt	\$16,844
Legal Action Pending	
1st Warning Letter	6
2nd Warning Letter	7
Intent to Lien Letter	5
Balance Due Letter	13
Liened Units	2
Foreclosures/Collections	2
Total Assets	\$175,779
Monthly Assessment	\$280

### ROLL CALL FOR MEETING 8-6-2007

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

### NEXT BOARD MEETING

October 1, 2007  
6:00 PM  
CLUBHOUSE

**Driveway  
Speed Limit-10 MPH  
Please Slow Down!**

### 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  
Email: lvmhoa\_board@hotmail.com

### Annual Homeowners' Meeting

It is a pleasure to inform you of the 2007/8 Board Election results. We had 120 people or proxies present and were able to conduct the Annual Homeowners' meeting. We thank you for your continued support by either attending the meeting or completing a proxy. The following owners were elected to fill our five Board positions:

Scott Miller, President  
Lenice VonDetjen, Vice-President  
Patti Davin, Secretary  
Andy Domin, Treasurer  
Tracy Haeggstrom, Member

### September 3<sup>rd</sup> BOARD Meeting Cancelled

Our next Board meeting scheduled for September 3, 2007, at 6PM, has been cancelled due to the legal Labor Day holiday weekend. We apologize for any inconvenience this cancellation has caused. We will meet again on October 1, 2007, at 6:00PM in the clubhouse.

### Board Meeting Time Change

Please note that Board Meetings will begin at 6PM starting on October 1<sup>st</sup>. We felt that this change would accommodate more people in the months to come.

### Tree Trimming and Grass Seeding

Our annual tree trimming is scheduled for October 2007. Please be careful of equipment and tree limbs in your area. Please do not be alarmed if you see the grass turning BROWN. The landscapers are getting read to over-seed the complex and are preparing our existing greenbelts so they look even better than last winter. Seeding will happen after the trees are trimmed. Thank you for your understanding during this autumn transition.

### Automatic Assessment Payment

For more information on setting up automatic payments through your checking account, please visit [www.lvmhoa.org](http://www.lvmhoa.org) or call HWP for more information. Forms available online!

### Reporting Vandalism/Graffiti/LIGHTS OUT

Please be sure to report all vandalism, graffiti and burnt out lights to the Management Company. Vandalism includes destroying any item in the common area such as plants, trees, laundry rooms, pools, lighting, etc. If you witness vandalism in progress please call the Orange Police at 714-744-7444. Stay aware & REPORT!

### Tile Roofing Project

Phase 5, Buildings O & P, began on August 27, 2007. Please be aware that heavy equipment will be parked near or around these buildings and read posted signs for specific information regarding this much needed repair. Please report any problems as soon as possible.

1	9	2	3	7	4	6	5	8
5	7	4	1	8	6	2	9	3
8	3	6	9	2	5	4	1	7
9	8	7	5	6	2	1	3	4
4	2	3	8	1	9	5	7	6
6	5	1	4	3	7	9	8	2
7	6	8	2	5	1	3	4	9
3	4	5	6	9	8	7	2	1
2	1	9	7	4	3	8	6	5

LAST MONTH'S PUZZLE

## Sudoku

				8				5
		1	9					
7							1	6
			1			6		9
3		5				1		4
6		8			3			
5	6							2
					5	4		
9				2				

Answer to this puzzle in next month's newsletter

**DO NOT INCLUDE THIS ORDER FORM WITH YOUR ASSOCIATION PAYMENT. PLEASE FAX!**

## Balcony/Patio Light Fixture Order Form

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Unit Acct #: \_\_\_\_\_

**Lights are \$60 each & include an energy saving bulb.**

Light Fixture:     Half Round     Square

\_\_\_\_\_ quantity    \_\_\_\_\_ quantity

Bill My Account (Account MUST be CURRENT)

Pay by CHECK (Payable to La Veta Monterey)  
Payment due at time of delivery

**Please fax to 714-897-9120**

Here are some pest-prevention tips from the EPA and the NPMA:

### Outside your home

- Remove piles of wood from under or around your home to avoid attracting termites and carpenter ants.
- Destroy diseased plants and fallen fruit that might harbor pests.
- Rake fallen leaves.
- Keep vegetation, trees, shrubs, and wood mulch at least 18 inches away from your home.
- Remove tree branches that touch your home.
- Clean up pet droppings from your yard. They attract flies that can spread bacteria.
- Do not let litter or garbage accumulate. It draws mice, rats, and other rodents.
- Drain off or sweep away standing puddles of water, which are breeding places for mosquitoes and other pests.

### Inside your home

- Do not let water accumulate in or around your home. Fix leaky plumbing.
- Remove or dry out water-damaged and wet materials. Dampness or high humidity can attract pests.
- Store food in sealed glass or plastic containers.
- Keep your kitchen clean and free from cooking grease and oil.
- Do not leave food in pet bowls on the counter or floor for long periods of time.
- Put food scraps or trash in tightly covered, animal-proof garbage cans.
- Empty your garbage frequently.
- Caulk cracks and crevices to control pest access. Make sure doors have gaps no larger than 1/4 inch between the floor and the bottom of the door.
- Bathe pets regularly.
- Avoid storing newspapers, paper bags and boxes for long periods of time.
- Check for pests in packages or boxes before carrying them into your home.
- Install screens on floor drains, windows, heating and air conditioning vents, and doors to discourage crawling and flying pests from entering your home.