



### FINANCIAL STATUS

Prior Month Income	\$55,785
Prior Month Expenses	\$34,416
Bad Debt	\$21,360
Legal Action Pending	
1st Warning Letter	6
2nd Warning Letter	12
Intent to Lien Letter	5
Balance Due Letter	12
Liened Units	4
Foreclosures/Collections	1
Total Assets	\$162,669
Monthly Assessment	\$280

### ROLL CALL FOR MEETING 11-5-2007

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

### NEXT BOARD MEETING

January 7, 2008  
6:00 PM  
CLUBHOUSE

**Wishing You All  
The BEST in  
2008!**

### 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

### Family and Adult Pool Closures

Both pool areas will be closed beginning January 7, 2008, for approximately four weeks while the pools, wading pool, and jacuzzi are replastered. We have scheduled this much needed repair early in 2008 so that the pools will be ready for the spring swimming season. We appreciate your understanding and cooperation. **NO ONE WILL BE ALLOWED IN THE POOL AREA DURING THIS REPAIR DUE TO HEAVY EQUIPMENT AND SAFETY CONCERNS.**

### Save the DATE- May 3<sup>rd</sup>, 2008

Our next Homeowners' Institute will take place on May 3<sup>rd</sup>, 2008, from 9 AM-Noon. Topics will include a brief New Owner Orientation, Disaster Preparedness, and a "How To Rent Out Your Condo" seminar. Please plan to attend this informative opportunity!

### Colder Weather and Higher Utility Bills

Because utilities are a major part of our annual budget, the Board encourages everyone to conserve energy by:

- Turning your heater down (try 68°),
- Keep doors and windows closed while the heater is ON,
- Wear warmer clothing and use blankets,
- Purchase an electric kettle to heat water,
- Use your microwave oven,
- Don't use your oven to heat your house,
- Get your heater checked to make sure it's running efficiently,
- Limit showers,
- Consider installing energy efficient windows and doors.

Let's all work together to conserve energy and lower our shared utility bills!

### 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.

### Tile Roof Project - Complete

The tile roofing project is complete. Some minor touch-ups and sealing will be done over the next few weeks. Thank you for completing your surveys after each phase. It helped solve minor problems prior to starting the next series of buildings. Twenty-four buildings are DONE!

**THE BEST TOOLS TO PROTECT AGAINST  
VANDALISM, THEFT & GRAFITTI**



**Report to ORANGE POLICE at 714-744-7444**