



October 2008

### FINANCIAL STATUS\$

Prior Month Income	\$50,526
Prior Month Expenses	\$34,672
Bad Debt	\$40,995
Legal Action Pending	
1st Warning Letter	11
2nd Warning Letter	6
Intent to Lien Letter	3
Balance Due Letter	13
Liened Units	9
Foreclosures/Collections	2
Total Assets	\$200,082
Monthly Assessment	\$280

### ROLL CALL FOR MEETING 10-6-2008

S. Miller	-
L. VonDetjen	-
P. Davin	-
A. Domin	-
A. Paramo	-
J. Williams	-

### NEXT BOARD MEETING

October 6, 2008  
6:00 PM  
CLUBHOUSE



### Board of Directors

Scott Miller	President
Lenice VonDetjen	V. President
Patti Davin	Secretary
Andy Domin	Treasurer
Alicia Paramo	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

### Tree Trimming and Grass Seeding

Our annual tree trimming is scheduled for October 2008. 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.

### 2009 Annual Mailing & Financial Disclosure

Our Annual Mailing is scheduled to be mailed to you on November 4, 2008, via First Class Mail. Please be sure to read the enclosures. Inside you will find the 2009 Approved Budget and Assessment information, 2009 Financial Disclosure, 2009 Rules & Regulations Handbook and other important information. **Absentee homeowners:** As a courtesy, all tenants will be mailed a copy of the Rules & Regulation's Handbook to increase communication and awareness. If you do not receive your package, please contact Huntington West Properties.

### Playground Rules & Hours

The playground equipment is for the use and enjoyment of residents and their guests. In order to ensure the safety of users, the enjoyment of all homeowners and maintain the quality of the equipment, the following rules are to be followed:

- A.** Children **MUST** be supervised by adults at all times – **THE ASSOCIATION PROVIDES NO CARETAKER;**
- B.** NO sharp objects area allowed in or around the play area;
- C.** Playground hours are **9am-9pm**, 7 days a week;
- D.** Basketball or other organized games must end no later than 9pm;
- E.** No excessive noise;
- F.** No hanging on basketball rim;
- G.** No riding of bicycles, skateboards, scooters, skates, rollerblades, big-wheels, trikes, etc. in play area on the basketball court;
- H.** Observe all posted rules.

### Driveway Slurry Seal

The Board will review bids for slurry and stripping for mid to late October. If you recall, the driveway needs to be sealed from time to time to protect the asphalt. More information will be mailed to you so that you can make arrangements to relocate your vehicle.

### 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.

