



### FINANCIAL STATUS

Prior Month Income	\$56,771
Prior Month Expenses	\$62,859
Bad Debt	\$57,817
Legal Action Pending	
1st Warning Letter	30
2nd Warning Letter	4
Intent to Lien Letter	5
Balance Due Letter	8
Liened Units	10
Foreclosures/Collections	1
Total Assets	\$218,359
Monthly Assessment	\$280

### Pools Remain Closed

Both the Adult and Family Pools have been closed due to the Virginia Graeme Baker Pool and Spa Safety Act, which requires all pools to be equipped with anti-entrapment systems. The Act imposes mandatory federal requirements that:

- Prohibit the manufacture, sale or distribution of drain covers that do not meet new anti-entrapment safety standards;
- Create an incentive grant program for states to adopt comprehensive pool and spa safety laws;
- Establish a national drowning prevention education program; and
- Require public pools be equipped with anti-entrapment drains.

We cannot ignore or delay compliance with federal law. If someone were injured or died because our pools are not in compliance, we would face criminal penalties (up to \$1.8 million), imprisonment, and civil liability. In addition, our association's insurance will deny and/or cancel coverage if we knowingly ignore the law and continue operating our pools and spas. We are exploring options with both our pool vendor and the County of Orange. We apologize for any inconvenience this federal regulation has caused.

### ROLL CALL FOR MEETING 12-1-2008

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

### Next Board Meeting

February 2, 2009  
6:00PM  
CLUBHOUSE

### Condo Fire

On January 2, one of our homeowners experienced a fire that engulfed her unit and killed three of her cats. On behalf of the Board, we send our sincerest sympathy. We will send a fire safety letter shortly to all of our homeowners and residents.

## Happy Valentine's Day



### Parking

If you have made arrangements with other owners regarding the use of parking spaces, carports or garages, please contact Huntington West so that we may update our records. If a new owner moves in, he or she has the legal right to use the space or carport that is assigned to their unit regardless of past agreements. We thank you for your cooperation.

### Illegal Dumping

If you suspect that someone is illegally dumping furniture, appliances, landscape trimmings or hazardous materials such as paint, motor oil, etc., please call the Orange Police Department at (714) 744-7444. Your watchful eye and prompt reporting will help reduce this illegal activity.

### 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

### Architectural or Structural Changes

Please remember that you may NOT perform any architectural or structural changes to your unit without the written approval of the Board of Directors. Forms are available online at our website or in your annual mailing sent to you in November 2008. Architectural changes made without approval will result in a fine and repair costs. Please refer to your Rules & Regulations Handbook for more details.

### Water Leaks

If you discover that you have a water leak or slab leak, please call Huntington West immediately and speak to an operator. Please DO NOT leave a voice mail or email as this will delay the repair. Thank you for your kind attention to this matters.