



March 2009

FINANCIAL STATUS

Prior Month Income	\$56,771
Prior Month Expenses	\$42,242
Bad Debt	\$57,817
Legal Action Pending	
1st Warning Letter	16
2nd Warning Letter	3
Intent to Lien Letter	5
Balance Due Letter	14
Liened Units	10
Foreclosures/Collections	1
Total Assets	\$257,882
Monthly Assessment	\$280

Pool Scheduled for Repair

Both the Adult and Family Pools have been closed since December 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.

The pools and spa have been scheduled to begin repair on March 23, 2009. Once the pools have been repaired, the plaster will have to cure. We expect the pools to open mid April. We thank you for your continued patience and understanding during this repair.

ROLL CALL FOR MEETING 2-2-2009

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

Annual Survey

Our annual survey will be mailed out soon. Please be sure to complete it. Your feedback is helpful in planning future repairs to the complex.

Next Board Meeting

March 2, 2009
6:00PM
CLUBHOUSE

Fire Insurance

Are you covered for loss or damage due to fire? The Association maintains fire insurance for the structure only. Our policy does not include damage or loss of interior contents. Please contact the insurance carrier of your choice to inquire about additional coverage.

**Don't Forget to
Spring Forward on
March 8, 2009**

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.

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

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.

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.