



February 2010

FINANCIAL STATUS

Prior Month Income	\$60,231
Prior Month Expenses	\$44,996
Bad Debt	\$62,076
Legal Action Pending	
1st Warning Letter	13
2nd Warning Letter	5
Intent to Lien Letter	2
Balance Due Letter	15
Liened Units	10
Foreclosures/Collections	2
Total Assets	\$554,448
Monthly Assessment	\$280

ROLL CALL FOR MEETING 12-7-2009

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

Next Homeowners' Meeting

February 1, 2010
6:00 PM
CLUBHOUSE

**Wishing You
A Happy
Valentine's Day!**

Board of Directors

Scott Miller	President
Lenice VonDetjen	V. President
Patti Davin	Secretary
Tracy Haeggstrom	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
Southside Towing 949-631-TOWU
Email: lvmhoa_board@hotmail.com

2010 Homeowner Survey

The 2010 Homeowner Survey will be out at the end of February. Please be sure to complete it so that we can address your needs, concerns and compliments. Your input is always appreciated.

Reporting Graffiti on the 22 Freeway Bridge

To report graffiti at the 22 Freeway bridge, simply go online and complete the online maintenance request. Go to: <http://www.dot.ca.gov/maintform.html>. Never approach anyone who is graffitiing - CALL THE POLICE!

Dumpster Divers or Dumpers

If you witness anyone going through our dumpsters or illegally dumping items or toxic waste, please call the Orange Police immediately. The police dispatcher will ask you for a description and/or license plate number. It is not recommended that you approach these individuals.

Security - It's Up to You

Don't be a victim!...Lock your car, install an alarm, roll up windows, lock your unit's doors and windows. Don't leave valuables in plain site and be careful of whom you tell or how loudly you speak. You never know who's listening! Don't open your door to strangers. If you require Police assistance call Orange Police at 714.744.7444 or in an emergency dial 911.

Satellite Dishes and Your Roof

Please take special care when having your satellite dish installed. Please contact Jack Williams for specific installation requirements or consult your Rules & Regulations Handbook or visit www.lvmhoa.org for more information. Any damage resulting from improper installation may result in a fine and removal of the satellite dish. Thank you for your cooperation.

Laundry Room Problems?

If you encounter problems with specific washers or dryers please contact COINMAC directly at 800.954.9000. Please reference the machine number (BARCODE) on top of the machine's rear panel. Also report which laundry room you are in (1,2, or 3 located on the door) and the specific problem (i.e., doesn't turn on, doesn't dry, lost money, etc.) You may report this information 24 hours a day. Please be considerate of your fellow residents by placing an "OUT OF ORDER" sign on the machine. If there is a plumbing problem (flood, NO water, etc.) please report this to the Management Company immediately. We're sorry but LVMHOA or HWP cannot refund lost money. We thank you for your cooperation!

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.