



October 2010

FINANCIAL STATUS

Prior Month Income	\$61,095
Prior Month Expenses	\$39,258
Bad Debt	\$85,816
Legal Action Pending	
1st Warning Letter	4
2nd Warning Letter	1
Intent to Lien Letter	4
Balance Due Letter	14
Liened Units	11
Foreclosures/Collections	2
Total Assets	\$547,102
Monthly Assessment	\$280

ROLL CALL FOR MEETING 06-07-2010

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

Board Meeting
October 4, 2010
6:00 PM
CLUBHOUSE

**Have you updated
your contact info
with HWP?**

Board of Directors

Scott Miller	President
Lenice VonDetjen	V. President
Patti Davin	Secretary
Tracy Haeggstrom	Treasurer
Alicia Paramo	Member
Clubhouse Rental	714-288-9137

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

Painting Project Update

Painting of the complex is nearing completion. Very soon, each homeowner will receive a letter requesting submission of problems that need to be addressed. This will be your opportunity to note items such as flaking paint, touch-ups, bubbling, etc. A master list will be compiled and a walkthrough will be scheduled with paint contractor. We hope to wrap up this three month project mid-October.

Communication via Email

Our goal this year is to collect as many email addresses as possible so that we can begin communication via email. Email notification will NOT replace the annual mailing, billing, newsletters or ballots. Then why do this? More and more people are using email as their primary information source. We have the ability to notify you of emergency repairs such as gas leaks, water disruptions, etc. We also have the ability to inform you of security alerts or issues that need your attention sooner than a newsletter. This will also help reduce copying and postage costs to the Association. If you would like to receive email notifications, please email lvmhoa_board@hotmail.com. We do not anticipate a high volume of notifications and we will not share your email address with any third party or vendor.

Tree Trimming and Grass Seeding

Our annual tree trimming is scheduled for October 2010. 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.

Annual Mailing

It's that time of year again. We are preparing the annual mailing as required by the Davis Sterling Act. We anticipate the mailing to be mailed on or near November 15, 2010. Included in the annual mailing is the 2011 Budget, Rules & Regulations, Financial Disclosures, Architectural information and more. Please look for this large envelope in your mailbox in mid-November.

LVMHOA Website

The lvmhoa.org website will be re-launched by our October 4th Board meeting. Thank you for your patience!



**Have a safe
Halloween
Evening!**

