

NEWS FROM THE LODGE JUNE 2016

This last year has seen quite a few changes at the Lodge as well as a more proactive approach to issues that directly impact each owner's property taxes and expenses.

All the buildings now have gutters front and back to protect the walkways and to cut down on structural and paint damage. We have also contacted San Diego County to fix the drainage problems caused by run off from Oak Lane at the back of the property. We hope to be better prepared should we actually have an El Nino.

We have had cameras run through the sewer lines to determine just how many connections there are as compared to how many we are being charged for on our individual property taxes. This is an issue that has been on going for some time but we continue to hope for a positive outcome. Thank you Sue Brown for your tenacity on dealing with the bureaucracy on this one.

All owners can now participate in monthly meetings via teleconferencing. We hope that more of you will take this opportunity to run for an office. Now distance is not a handicap and we hope to hear from more of you through this method. An advance call or e-mail to Howerton Management at 858-569-1793 or brad@howertonmgt.com is all it takes to make the arrangements.

A lot of deferred maintenance has been done to the entire project including replacing warped doors on the water heater closets and reattaching loose and unsightly wiring. We haven't needed to use reserve funds to deal with these issues.

We are also happy to report that all owners are up to date with their HOA fees and our reserves are now 71% funded. Congratulations!!!

The landscaping will be under going a facelift as well in the next 5 or 6 months with the hopes of including a little more color in the mix. A low wall around part of the pool area looks attractive while helping to keep the pool surround clean.

The last 3 months have also seen some sales movement in the project with 3 units being sold. When things show care and upkeep it makes for fast sales.

We need to make sure to continue the progress we are making. It is time to select a new board. Please consider taking a more active part in the process by submitting your name as a candidate for the Board by July 16th. Ballots will be mailed out soon after the July meeting and elections are in August. Be sure to vote.

Thank you for your continued support
Pine Valley Lodge Board of Directors
pinevalleylodgehoa.com (our website)