

Board of Directors

President: Jean Miller
Vice President: Susan Raimond
Secretary: Open
Treasurer: Bill Brown
Director at large: Christina Bernard
Director at large: Garrett Bernard

Email us at pvlodge@cox.net or US Mail at:

PV Lodge HOA
C/O Howerton Management
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San Diego, CA 92111-2111
Phone: 858-569-1793

Presidents Report

By Jean Miller President

General Business

In December we changed our propane provider to Amerigas. We should see a reduction in our propane cost.

We are looking for ideas to improve our property; any suggestions are welcome.

The HOA has tried to keep you informed of the activities and projects at the Lodge through the newsletter. This will be our final newsletter unless we have feedback that you would like it continued.

The elections were held at the annual meeting in September, following are the results:

<u>Candidate</u>	<u>Votes</u>
Christina Bernard	25
Garrett Bernard	25
Bill Brown	34
Jean Miller	19
Bob Hagler	5
Peter Danielson	1
Susan Raimond	1
Herman Brown	1

The officers for the year are Jean Miller President, Susan Raimond Vice President, and Bill Brown Secretary/Treasurer. Christina Bernard, Garrett Bernard and Peter Danielson will be Members at Large.

Thank you for voting!!

The HOA has accomplished quite a bit this year. We have completed some much needed repair on the buildings and common areas.

Future projects we are considering are roofing and wood replacement on the buildings housing units 1-6, 7-12, 14-16, 17-19 and 20-25. The other buildings were reroofed a couple of years ago.

Updates:

- Zoning

The DPLU approved the C34 zoning; C34 is General Commercial-Residential. The Board of Supervisors will be hearing testimony. We should know more after all testimony is heard.

- Sewer rate reduction

The consolidation effort is moving forward. Some of the first major milestones have been accomplished. There are additional steps to be completed, but it looks like we are on track for getting it done. If things continue to go well, the effective date of the consolidation/sewer rate reduction will be July 1, 2011.

- Rental units

Owners are advised to do a criminal and financial background check on potential tenants.

Electricity is a major contributor of our operating expense. We ask you to be considerate in your utility usage and if you rent your property please ask your tenants to do the same. Please turn off A/C or heat when unit is not occupied. Close doors when using heat or air conditioning, clean filters, replace worn weather stripping, repair leaky faucets.

If you haven't already done so, please provide your tenants with a copy of the rules and regulations. A signed statement verifying their acceptance of the Rules and Regulations must be given to the property management company. *Copies of the rules and signature form are available from Howerton Management or our onsite manager*

Treasurers Report

By Bill Brown Treasurer

Perhaps you have noticed a new statement for your assessments. Howerton hired Associated Professional Services (APS) as its accounting firm. You can take advantage of paying via credit card and also setup auto pay for your monthly assessment. The website location is <http://www.apsmanagement.com> the pay online link is at the bottom.

Reminder: In order for us to maintain the lodge we need your assessments in a timely manner. If you are behind in your payments meet with us and perhaps we can work out a payment plan in order for you to become current.

Events

The Christmas party was a great success. The food was yummy and the entertainment grand, everyone enjoyed themselves. Activities included a white elephant gift exchange and karaoke. Santa even had gifts for the little ones. A special thanks to all, especially Ken Gilbride, Peter Danielson and Sue Brown for decorating and preparing the clubhouse for the party. Herman and Jane Brown for providing the Karaoke machine, Doran and Mary Cornelison for the great margaritas. Thank you!!

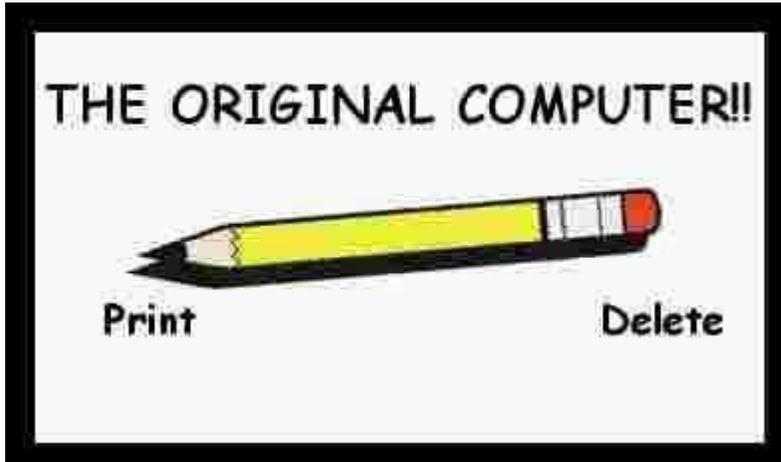
The HOA is planning another yard sale on May 21, 2011 to coincide with the Monday Nite Car Club event. We will continue to accept donations for next year's event. Please drop off items by the clubhouse front door.

Party pictures





Humor



*Memory was something you lost with age
An application was for employment
A program was a TV show
A cursor used profanity
A keyboard was a piano
A web was a spider's home
A virus was the flu
A CD was a bank account
A hard drive was a long trip on the road
A mouse pad was where a mouse lived.*