

# Pine Valley Lodge News

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Email us at [pvlodge@cox.net](mailto:pvlodge@cox.net) or  
Monitored by Bill Brown Sec./Treas.

Call us at Phone: 858-569-1793

## PV LODGE Report

We are discovering that our propane usage has decreased by almost 1/2 since we fixed the many leaks. We should have had this checked out a long time ago. Shame on Kamps! Our new providers, Amerigas, discovered the leaks.

Someone ran into our back gate and damaged it and part of the fence. We had that repaired along with the area where one of Calvin's trees fell on the fence. Calvin's had said they would repair their part but never did. We will be sending them a bill.

The landscapers have planted new grass behind 17-19. It is looking a lot better than last summer. The two trees we planted are doing well also

We purchased a computer and printer for the clubhouse. We have installed wireless internet there too. This is for all owners use. If you wish to use it please contact the board at our e-mail address (cited above). You can also come to the clubhouse with your own laptop and connect to the wireless.

Our next property tax bill will include a reduction in the sewer service charge. We checked with the County and the sewer districts were approved for consolidation which will mean a yearly sewer charge of \$336 for all customers instead of the \$636 we now pay. YEAH!!!

We have decided about our new roofs. We are roofing with PVC. It is the latest in roofing solutions. Please check out these links if you are interested. A local roofer has made this suggestion and it seems like a good choice for us. <http://www.duro-last.com/shingleply/> We have started with the front 3 buildings.

August 20<sup>th</sup> is our annual homeowners meeting....noon at the clubhouse. This is a good time to voice your opinion on anything. It is also the time to hear about what's going on at your lodge. It is also the time for our yearly elections. Please put your name in the hat for an office. Everyone needs to play a part in this HOA. We all need to take a turn in the running of our organization. The more participation we have the more successful we will be. Call Brad at Howerton Management and put your name on the ballot for the 2011-2012 year... 858-569-1793. Ballots and voting procedures will be coming shortly.

Service Providers...use at your own expense and risk.

**Heat/Air conditioning**—Alpine Air - Bob Bailey - 619-445-4785

**Plumbing** – Regional Elite Plumbing – Mike Putnam – 619-722-1049

**Handy man** – Bob King – 619-6654008, 619-4739576

**Appliances repair** – Pine Valley Service and Repair - Bill Hohn – 619-473-8843

**Window glass** – Alpine Glass and Screen – Andre Ferres – 619-445-8910

2.

Alpine Air owner Bob Bailey has suggested that we should each have our air conditioning/heating unit serviced on a regular basis, every 2-3 months, to keep them in good working order. He said he would give us each a \$40 per visit rate which would include a new filter, if we would be interested as a group. If you would like to be a part of this maintenance please call our management company and let them know at 858-569-1793.

## EVENTS

The yard sale was a huge success. We even sold hot dogs and water. We grossed \$1440.12. It was enough to fix our fence with some left over. Many "Thank You's" to all of you who donated items. Thank you again to all those who helped make this sale such a success.... Bill and Sue Brown, Jean Miller, Pete Danielson, Kenny G., and Kathy Carr.

Do to the success of having the sale in conjunction with the "car show", we have decided to have it during that time every year. Our next sale should be on or around May 19, 2012. You can start bringing items at any time for the next sale. Leave your items outside the clubhouse door and our on-site manager will bring them inside.



3.

We would like to offer some reminders to our renters and live-in owners.

1. There is only one parking space for each unit. All other vehicles should be parked on the lot in front of the tennis courts.
2. Commercial type vehicles and large trucks should be parked in the front spaces by the tennis courts.
3. The pool area is for the enjoyment of all residents. There is no life guard. Please remember that children 14 and younger must be supervised and the rope must be in place at all times for their safety.
4. Please keep your patios in good order. They are for your enjoyment not your storage.

We want our areas to look pleasant and comfortable, not bulging with “STUFF”. The landscaper needs to be able to get in your patio to blow off debris. Our patios need to be kept clean.

Thank you for your attention to these matters.