

MONTHLY NEWSLETTER – DECEMBER 2017

La Costa Hills HOA

c/o Eugene Burger Management Corp., mckenziemurrey@ebmc.com
www.lacostahillshoa.com T: #760-431-5422 ext206 (McKenzie)

There will not be a meeting in December but we will be diligently working on a variety of items. We would like to say a special thanks to McKenzie who has managed to handle our community with grace and patience. We work extremely well together and her persistence is admirable. We appreciate our relationship with our management and we hope you do too.

NEW INFORMATION

We are closing in on the scope of work to repair building T. In addition, we want to thank those of you who have notified management of issues inside your building. Diane Fletcher and Samantha Easton have begun investigations around your buildings and we have located potential causes of the problems.

WATER IS NOT ALWAYS OUR FRIEND

Leaks happen all the time and we need to be aware of our surroundings. We recently noticed some standing water on a stair during a walk through. This troubled us and we believe that we have identified yet another rather large leak. We also found moss on dirt. These things are not normal and are signs of a bigger problem. Please alert Lucas to any of the following items by specifying the building and closest unit #:

- Muddy areas
- Standing water
- Moss on dirt
- Clogged drains
- Sprinklers not working or making a spitting noise



UPCOMING EVENTS

JANUARY 23
HOA Meeting – 5:00pm

At the Clubhouse

IMPORTANT ANNOUNCEMENTS

PLEASE INFORM MANAGEMENT OF
ANY REPAIRS ITEMS NEEDED
All Maintenance issues can be
reported by email to:
LucasKoch@ebmc.com

You may also report any issues to:
mckenziemurrey@ebmc.com or by
mail to La Costa Hills HOA
16935 West Bernardo Drive, Suite 250,
San Diego, CA 92127
Accounting Questions should be
referred to JodyKoch@ebmc.com

HOA Website:
www.lacostahillshoa.com
The website is updated and will
remain current.

The website financial information has
been changed.
The current password is:
lchfinancials

Management info: mckenziemurrey@ebmc.com

AFTER HOURS EMERGENCY NUMBER # 866-857-3356

Page 1 of 2

NEW INFORMATION (CONT)

A NEW WAY TO COOL OFF

Some of you live on the top floor. Some of you use portable AC units. We recently learned of a new system (which is actually a very old system) called a whole house fan. A few homeowners are interested in installing these whole house fans which vent directly into the attic, so this is only possible for the top floor units. These fans create a decibel (DB) rating of 50 which is about the normal noise level in a suburban neighborhood.

Point Loma Electric sells and installs these fans. Information can be found at <https://www.pointlomaelectric.com/webapp/p/593/quietcool-whole-house-fans> or <https://quietcoolsystems.com>

We are allowing those tenants and owners who are interested in this to complete an architectural request form which can be found on the website www.lacostahillshoa.com. Please attend January's meeting if you have interest in learning more.

OUR CREEK

We understand that our creek is overgrown. We share ownership of the creek in a few spots, but we are not responsible for most of it. We have mixed ideas as to whether or not we should do anything about it for a variety of reasons. If anyone would like to head up a team, we would be interested in having a committee to determine if there is more we can do.

LOSS ASSESSMENT COVERAGE

At the last meeting, management invited our insurance Broker, Mike Clickenbeard, to the meeting to discuss and review our insurance coverage. We believe we are covered adequately and management has a clear understanding of what is and is not covered. We also discussed the HO6 policy (homeowners) and loss assessment coverage. We believe that the issue with the T building may not be covered under this coverage but invite you all to contact your agents to discuss.

ON-GOING ITEMS

PARKING:

We continue to see owners and tenants parking in guest parking and parking in front of garages and in fire lanes. We are not interested in towing our neighbor's but we reserve the right to tow you if we cannot find you, you are parked in guest, or you are blocking someone's ingress and egress. Please be respectful and park in your garage, carport, or parking spot. Don't risk being towed! Please tell your tenants!

HAPPY HOLIDAYS TO YOU ALL!



IN THE COMMUNITY

COMMITTEES

Finance
Maintenance
Landscape
Parking

YOUR BOARD

Samantha Easton– PRESIDENT
Vladimir Pozdnyakov-
TREASURER
Dianne Fletcher VP/-SECRETARY

La Costa Hills is a great community to live in as it is located in one of the most beautiful and progressive communities in North County.

Located near excellent schools and convenient walkability to La Costa Town Square.

Our community cannot do anything but grow in value as long as we value what we have!

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Page 2 of 2