
MONTHLY NEWSLETTER – NOVEMBER 2017

La Costa Hills HOA

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

Thank you for taking time to read our newsletter. There is a decent number of owners who regularly attend our monthly meetings. We appreciate your support and encourage you to let us know your thoughts during the homeowner forum. At times, we are able to discuss with the whole group, but often that leads to long meetings and less accomplished. We appreciate everyone's patience last meeting as we had limited time constraints and had a lot to discuss.

Please note we will not be meeting in December.

NEW INFORMATION

It is with great disappointment and despair that we have to report that someone stole 35 copper, landscape lights from our wonderful community this past week. We have filed a police report and we need your help with any information you might have. If you see any suspicious activity please let a Board member or management know so we can keep the police informed.

The TREX is in the process of being repaired. As we were working on that, we uncovered a few safety concerns with our stairs and stringers. We have almost completed those and would like notification of any stairs needing repair asap.

We have hired ResCom to handle our lighting as well as maintenance. We are pleased with their service and hope you are as well.

Carport roofs are completed. We spent the extra money for a longer lasting roof and we think ROOF KING did an excellent job. Thank you for paying the special assessment for that project.



UPCOMING EVENTS

NOVEMBER 21
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:
mckenziemurray@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
emilysperbeck@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: mckenziemurray@ebmc.com

AFTER HOURS EMERGENCY NUMBER # 866-857-3356

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NEW INFORMATION (continued)

Unfortunately, we are not done with some more necessary spending. We do need new boilers in the new year. Again, with our limited reserves we will be asking the community to pitch in for two new outdoor rated 1.25million BTU boilers. These are projected to last the community 20 plus years. The cost is about \$196 per person, which if you consider it, a new water heater, is \$600-\$800 – we are getting off pretty easy, all things considered. Thanks again Mike for your assistance.

Conservation should be on all of our minds and the latest is SDGE will be increasing the rates for high usage customers...yup...us. We have found overages in certain buildings and will monitor and inspect if we feel we need to. Please do not use HOA electricity for personal use..."it's just not right"-John Turko.

As we move into the holiday season, please take care of what you put in your garbage disposer. Here are the 8 most common "wrong" items put down drains.

- Bones – they just spin and spin
- Celery – the fibrous strings will tangle around your blades
- Coffee grounds – better put in with our soil than down the drain
- Egg shells – I know there is an argument on this one – but please don't
- Fruit pits or peels – pits are obvious but the peels really don't make the smell go away!
- Grease – sounds obvious but you would be surprised!
- Pasta – another odd one but it is unsolluable...and therefore cloggable!
- Potato peels – HUGE NO NO! Please, please don't!

FINANCIAL STATEMENT: The 2018 budget has been approved. Unfortunately, we will be raising dues to \$330 per month. We feel at this time it is best to do a small increase and tackle issues as they come.

There are several items that contribute to overspending (and monthly dues increase) that all of us can help reduce:

Electricity: We have been warned by SDGE that those building that use 4 time more power than an established by SDGE base will be charged extra fees. Please do not use your garage power for anything other than the garage door opener.

Waste Management: We are constantly overcharged by WM when someone leaves big items next to a dumpster. This does not have to happen. Each unit in our community is entitled to have 3 large item pick ups per year up to 5 items on each pick up. So we have 2,640 pick ups free to the HOA. In order to utilize this saving opportunity the residents should call (800) 596-7444 and reference account # 15062789 to schedule a pick up. The call needs to be made the day before a normal pickup day (MWF).



IN THE COMMUNITY

COMMITTEES

Finance
Maintenance
Landscape
Parking

YOUR BOARD

Samantha Easton– PRESIDENT
Vladimir Pozdnyakov-
TREASUER
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!

SETTLING ISSUES: Samantha and Dianne will inspect, record, and report settling issues from now on. Please send your contact information to McKenzie and we will be in touch.

MAIL: We have had multiple reports of mail being delivered to the wrong address. Please be courteous and return mail to the unit promptly.

DUES MAILINGS: The on-site HOA mailbox has been removed. Please either sign up for ACH or send payments directly to the address listed on your monthly statement. We also encourage you to sign up for E-statements. Please sign up today! Go to: <https://ebmc.opt-e-mail.com/signup> Follow the instructions and sign up to have your monthly statement emailed right to your inbox!

A THANK YOU FROM THE BOARD: On behalf of the entire Board of Directors of La Costa Hills, Samantha, Vladimir and Dianne, we want to wish all residents and owners a joyful holiday season. And, with gratitude, we wish to thank McKenzie Murrey and her entire team at Eugene Burger for their hard work and great results in our community this past year. More has been accomplished under their skillful and experienced care than in the past several years. We look forward to continued improvement and success in the coming year.

