

MONTHLY NEWSLETTER JANUARY 2018

La Costa Hills HOA

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

We are not in litigation. It has come to Boards attention that there are rumors being told that our community is in litigation. We are not and there is no threat of litigation. Please do not allow this to continue as it damages us all.

NEW INFORMATION

The boilers are being replaced! We will have one more full day without water while this happens but you will be notified. Landlords, please note it is your responsibility to inform your tenants of any updates in the community. A reminder to all homeowners that the special assessment for the boiler replacement project is \$198 per unit and is due February 1, 2018. If you have a financial hardship and need to make payment arrangements, please email mckenziemurray@ebmc.com.

WEBSITE

We are maintaining our www.lacostahillshoa.com website regularly and would like membership to utilize it. Please check it out!

LEAKS AND A POTENTIAL CURE

We have a unified water system, meaning we all run on the same pipes. If we have a break anywhere, we are all affected. Science and engineering have come together and found that a treatment of phosphates to a water supply can assist in mending pitting pipes from the inside! The board is looking into this new process and seriously considering options to keep our pipes from corroding at a rapid rate. We invite our membership to educate themselves on this process. One site is <https://www.cleanwaterstore.com/resource/how-to-guides/how-to-treat-copper-pipe-corrosion/>.



UPCOMING EVENTS

MARCH 6
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:
Ichfinancials

Management info: mckenziemurray@ebmc.com

AFTER HOURS EMERGENCY NUMBER # 866-857-3356

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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.

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.

ROOFS AND GUTTERS

We do not have the funds to replace roofs at this time, however we do need the upstairs units to be very aware during the rains and make sure to notify us of issues. We can only repair things we know about and count on membership to be aware. A stitch in time saves nine. We will be having the gutters cleaned and inspected to determine how to best work with what we currently have.

PARKING & TRASH REMINDERS

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 neighbors 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!

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 commercial 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-
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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