

# QUARTERLY NEWSLETTER – OCT 2017

## La Costa Hills HOA

c/o Eugene Burger Management Corp., [mckenziemurray@ebmc.com](mailto:mckenziemurray@ebmc.com)  
[www.lacostahillshoa.com](http://www.lacostahillshoa.com) T: #760-431-5422 ext 206 (McKenzie)

We are currently making many strides in the community to correct some of the maintenance issues that have not been addressed in years.

The carports are being completed – thank you to all membership who promptly paid the special assessment on time. We appreciate your help.

We are working on getting new bids for Boilers as the current ones we have are not adequate for the size of our community. This is the cause of many issues. We are being aided by a long term investor in the community who has done ample amounts of research to ensure that the same mistake is not made. Thank you Mike!

### NEW INFORMATION

All TREX has recently been inspected by the maintenance committee. We have connected with Kaponi, who did the second phase of TREX and they will be returning to fix some of the errors with respect to their install, at no charge to us.

Postage for mailing statements each month has proven to be quite costly. Management has quickly taken over to offer us an email option for receiving statements. Please do not hesitate and follow the simple instructions below so that we can eliminate the waste of paper and postage, a.k.a. our hard earned money!

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!



## UPCOMING EVENTS

**OCTOBER 24**  
**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](mailto:lucaskoch@ebmc.com)

You may also report any issues to:  
[mckenziemurray@ebmc.com](mailto: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 [jodykoch@ebmc.com](mailto:jodykoch@ebmc.com)

HOA Website:  
[www.lacostahillshoa.com](http://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](mailto:mckenziemurray@ebmc.com)

AFTER HOURS EMERGENCY NUMBER # 866-857-3356

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## On-going items

**SETTLING ISSUES:** We are currently conducting testing and evaluation to more closely monitor building settling issues. The Board is working with 2 engineering firms to develop a conceptual repair scheme for the foundation remediation project. This will take time to perform in depth inspections and research all possible options for corrective measures. Please contact management if you have settlement cracks in your building.

**BOILER SYSTEM:** We should have specifications within the next few months and a bid for replacement for the boiler system. This will most likely be paid through a special assessment rather than raising the monthly assessments. Knowing exactly how much it will cost to replace and dividing the cost among all the members equally will ensure that the money is spent on what it is intended for.

**TERMITES:** As we have varied degrees of termite infestation in the community, we will be tackling these issues on a triage style basis. If you are affected please contact management.

**TREES:** We have removed 3 coral trees on the property. One was removed in error and the tree company has provided restitution for that error. These coral trees were posing a threat to our buildings. We will be replacing the trees once we have found the right trees for our community. Just know we are replacing the trees.

**PARKING:** As a reminder, parking is being enforced as closely as possible. Please follow all parking rules. We reserve the right to tow anyone parked in the fire-lane and/or anyone blocking entrance or exits to both parking stalls or garages.

**FINANCIAL STATEMENT:** We are currently holding \$199,630 in reserves and it continues to climb!

**MAILBOX:** Please do not use the community mailbox to deposit your mail or monthly payments. This box is going to be removed within the month.

**CAR/BOAT WASHING:** Please note, washing of cars, boats, or any other large items is strictly prohibited not only by our community but by Waste Water Management. Please use one of the many local car washes found in Carlsbad.

**ELECTRICAL USE IN GARAGES:** Please be advised that we ARE able to monitor electricity use of each building. Any building found to be using excess electricity may be subject to inspection. Nothing should be plugged into the garage other than the garage door opener. Should you be found using EXCESSIVE common electricity you may be subject to fees.

We want to send a special thank you to all attending members of the community who come and join us at meetings. We welcome your suggestions. As time goes on, we hope to be more streamline in our processes. We appreciate your continued support and attendance. It really helps us understand what concerns many of you.



## IN THE COMMUNITY

### COMMITTEES

Finance  
Maintenance  
Landscape  
Parking

### YOUR BOARD

Samantha Easton – PRESIDENT  
Vladimir Pozdnyakov-  
TREASURER  
Dianne Fletcher-  
V.P./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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