

Beacon Street Newsletter

AUGUST 2012



BOARD OF DIRECTORS:

President – Brian Feliberty
Vice President – Chris Gillogly
Secretary – Sam Mahr
Treasurer – Warren McKenna
Member at Large – Michele Fetterley



BOARD MEETINGS

Our Board meetings are held on the **second (2nd) Monday** of each month at **6:00 pm** in the clubhouse. The agenda for each upcoming meeting is posted at the community 3 or 4 days before the meeting. Owners are invited to attend and provide suggestions and/or concerns.

ANNUAL MEETING:



As many of you know we did not meet quorum of the ownership to count the ballots and have an annual meeting at

the June meeting. However, at the July meeting quorum was met and an Annual meeting was held. The new board members are as listed under Board Of Directors. Thank you to all who participated. Congratulations to the members who are now part of the Board.



LANDSCAPE

Walkthroughs will be conducted on a monthly basis and are set for the **fourth (4th) Thursday** of every month at **8:30 am**. Per the Association's CC&R's each homeowner is responsible for maintaining the landscape and or plants not in common area. Please note that no plants should be allowed to grow over the walls of the buildings or fences as it causes damage to these areas. The Board would like to remind all the residents to keep their landscape and plants under regulation. And if anything is planted in the common area without previous approval from the Board, this will be removed at the resident's expense.

COMPLAINTS

The Board of Director's welcomes complaint letters from homeowners about observed rule violations by others. Letters must identify the persons who are in violation and be signed by the homeowner who is complaining. Letters from two different homeowner observers are required to advance the complaint to consideration of fines. Names of writers

Beacon Street Newsletter

of complaints are strictly held in confidence and not revealed in follow up to the complaint. But no action can be taken against events where the offender is not known.

This includes barking dogs, yelling, loud music & television etc. Please be courteous to your neighbors and try resolving any matters in a friendly manner to keep the tranquil atmosphere in the community.

MISCELLANEOUS



Maintenance: The Board is working on having the Community looking brand new. Please report any discrepancies noted throughout the community. A work order will be submitted to the maintenance man and will be tracked on a monthly basis during our monthly walk-through.

Patio Fences: The patio fences that are around the pool area have been approved for renovation and the work will soon commence. Your cooperation in removing all items from the patios is greatly appreciated so that this project can run smoothly.



Noise: Noise carries easily in our community. Loud, disturbing and unnecessary noise will not be tolerated.



Dogs: We seem to be a community of dog lovers, which is wonderful. However, we need to remember to pick up after our pets. It is considerate and would be appreciated by all. Homeowners may be fined if not in compliance with the rules and regulations.



EXTRA PARKING SPACES

The Board would like to thank all those who participated in the lottery. The following residents are the winners of the lottery and have taken possession of the parking space:

Mary Belle Johns—Space #28A
Glen & Mary Kay Moore—Space #32C

Beacon Street Newsletter

Joan & Warren McKenna—Space #28D
Colleen Karatkiewicz-Kluth—Space #32D

The next lottery drawing will be next year at the July meeting and will be effective August 1, 2013. The residents that were not awarded a parking space will be automatically entered into the lottery unless Management is notified otherwise.



Tips for Keeping Pests Away from Your Home

Pests can turn into a huge problem for your home unless you take a few simple precautions. You can minimize your risks of a costly or inconvenient pest infestation by following these tips. These resources and a dedicated pest control company will help you protect your home for life.

- **Eliminate Food Particles:** Pests are mainly attracted to your home for easy access to food. Remove these incentives and your home should remain pest-free. Pests are very talented at detecting food particles from long distances, so homeowners must do more than simply put their dishes in the sink. Clean your dishes, rinse off kitchen appliances, wipe down counters, and sweep floors frequently. Preventative pest

control will go a long way toward keeping these unwanted guests out of your household.

- **Maintain Garbage Areas:** Your garbage is full of attractions for insect and rodent pests. Homeowners who want to keep these invaders out of their home should keep garbage areas clean and contained. Otherwise, an overflowing stack of garbage bags will entice hungry rats or roaches closer to your perimeter.
- **Repair Perimeter Seals:** Insects and pests often enter your home through the small cracks and gaps that plague your home. Thankfully, homeowners can address these issues by upgrading their exterior fixtures and also reapplying perimeter sealing. Caulks and weather stripping are easy to add to any type of home.
- **Clear Outdoor Brush:** Dead branches and old leaves are perfect hiding spots for household pests. Keep your yard free of these potential pest shelters and minimize your chances of falling victim to infestation. In addition, homeowners should be wary of bringing outside plants into their homes. Numerous types of pests make their home in potted or wild plants before spreading to a new home.

Beacon Street Newsletter



NEED ASSISTANCE

Included in this month's newsletter are some of the most requested forms. Please keep them for future use. In case you misplace them, don't panic... you can always call or email Laura Hurtado, Community Association Manager, for a copy of any of the forms.

If you need help with anything at your condo, or have any questions, also call Laura Hurtado at Pernicano Realty & Management.



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