



Relph, Horton & Raskind Elected To Board of Directors

At the Annual Meeting of Members held on Thursday, September 18, 2008 enough secret ballots were received by the Association's management company to achieve the quorum requirement of 54 or 25% of the community members.

As a result, the election for three positions on the board of directors was completed with the following results:

- Mary Helen Relph 64
- Tom Horton 59
- Jerry Raskind 5

They will serve two year terms which will end in September 2010.

Additionally members voted as follows on the required annual IRS revenue ruling:

- In Favor 44
- Opposed 2
- Abstain 2

Members approved the minutes of the October 4, 2007 Annual Meeting as follows:

- In Favor 46
- Opposed 0
- Abstain 6

The Board is an elected body that acts on behalf of the homeowners association. They are responsible for the association's business affairs and will have the authority to operate and manage the common areas and facilities of the association.



A Board member is elected for terms as specified in the legal documents of the association. The elected members of the Board of Directors are
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Voters Win Gas Cards

What do Antonio & Loretta Lizares (Snow Lane), Paul & Michele Wilson (Faley Lane) and Chris & Patricia Nance (Melia Place) have in common?

They all took the time to vote in the recent Annual Meeting and their names were drawn as the winners of a \$100 Gas Card courtesy of the Board of Directors. Congratulations and thanks for voting!

Dunnivant Drive Questions & Answers

As many in the community are aware, the topic of improvements to the entry to the community is under discussion and whether or not those improvements should include gates.

The following is provided to

help educate those in the community on this matter as the process continues.

What are the association's in our community? There are three homeowner association's that make up your community area. Alta Vista South Com-

munity Association; Bel Maisson Community Association and (your) Alta Vista South Homeowners Association.

How many homes are there? The AVSCA has 132
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Keeping In Touch With Alta Vista South Happenings

The members of your Board of Directors are busy with numerous issues facing the community. Here's an Update:

BRAIN TEASER

Because sending a newsletter that isn't read is of little use, this section will include a monthly brain teaser. The first person to email South Coast Property Management at scott@southcoastpm.com with the correct answer will receive a \$1 Lotto ticket. This issue's teaser is:

What is a word that is 1 syllable, but when you add 1 letter to the end, it becomes 3 syllables?

Hint

The first word has 3 letters.

The answer to the last issue's teaser was "Old Age". Maurie Hartman submitted the correct answer. Who will win this issue's chance at millions?

CUSTOMER SERVICE

If you have common area service needs contact Gricelda Ayala, Administrative

Coordinator at South Coast Property Management. Gricelda can be reached at 714 444-2602 or by email at gricelda@southcoastpm.com You can also submit a work order online at www.altavistasouth.org



STREET SWEEPING

Street sweeping now occurs on the 1st & 3rd Thursday of each month. Parking on the streets from 9:00 a.m. to 1:00 p.m. on those days is prohibited. Please help the association by ensuring you do not park on the street during those hours on street sweeping day.

WATCH YOUR SPEED

Owners are reminded that they live in a residential area with lots of children, pets, etc. PLEASE OBSERVE THE 25 mph speed limit when driving in the community.

THE BOARD OF DIRECTORS

Amy Santos, President
Paul Patel, Vice President
Mary Helen Relph, Treasurer
Tom Horton, Director
Jerry Raskind, Director

Next
Board
Meeting is
November
20, 2008

Board Election Results Announced

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volunteers and are not compensated for the time and effort that they give to the association while serving. The Board has a very important role in the community. Through its diligence and hard work, property values are protected and enhanced. The Board will elect new officers at their November 20, 2008 meeting.

Proposed Dunnivant Improvements Questions & Answers

(Continued from page 1)

homes; Bel Maisson has 102 and AVSHOA (yours) has 214.

Is there a Master Association? No, all three association's are their own entity and there is no Master Association over your community. HOWEVER, the Alta Vista South Community Association owns as part of their common area, the pool facility and Dunnivant Drive. They are obligated to maintain those facilities. As such, Bel Maisson and Alta Vista South HOA has obligations to the AVS Community Association.

What are those obligations? Both Bel Maisson and the Alta Vista South HOA pay the AVS Community Association a fee each month for what is called "shared expenses". For your Alta Vista South HOA, those payments cover administrative, insurance &

maintenance issues related to Dunnivant Drive. Bel Maisson also pays for those costs and they pay shared expenses for the pool since their owners have pool access rights. Alta Vista South HOA owners do not. For specific information on this, see Exhibit J in your CC&R's.

Why Are Gates Being Proposed? It appears that the Board of Directors of the AVS Community Association would like to gate the entry to the community. Because they own Dunnivant Drive, they have certain rights to make improvements to the street and entry area. However, in order to gate the community, they must obtain approval from owners in all three communities.

How many have to vote to approve gates going in? At this time, the AVS Community Association has not clearly defined what the approval requirement is; whether it is a combination of all 448 homeowners or a certain percentage from each community. Members of your Board of Directors are pressing for clear answers on this and a num-

ber of other questions and will work to ensure that those items are clearly communicated prior to any vote on the issue.

What will the costs be? Again, the figures provided by the AVS Community Association at the two recently held information meetings were only early estimates. Again, your Board of Directors are calling for a thorough financial analysis to be completed that identifies not only the cost of construction, but the ongoing operational and maintenance costs, so that owners will have a clear understanding of the financial impact.

As more information becomes available, your Alta Vista South Homeowners Association Board of Directors will provide updates to you.