



## New Association Website To Debut Soon

The Board of Directors is pleased to announce the debut of the new Alta Vista South Homeowners Association website at [www.altavistasouth.org](http://www.altavistasouth.org)

The website is provided as part of the management services to the Association by South Coast Property Management, Inc. and is currently under development.

Alta Vista South homeowners will find up to date information, documents, minutes, forms, and much more at the website.

The Board hopes to use the site as an important communication tool between them and homeowners.

For example, as the site completes development, owners can submit service requests and respond to Board surveys, download architectural forms and review meeting minutes. Stay tune for more.

While you are at the site, be sure to join the Alta Vista South Email Notification List. By providing your email address, you will be notified each time the website has been updated. Don't worry, you're email address will not be distributed to outside sources.

If you have ideas, questions or comments about the site, please email them to Scott Smith of South Coast Property Management at [scott@southcoastpm.com](mailto:scott@southcoastpm.com). The Board hopes that the website which is currently in development will be an asset to the community.



## Moved, Seconded & Carried: Board Meeting Highlights

At their February 15, 2007 meeting, the Board of Directors took the following actions:

- (1) Approved minutes of their November 28, 2006 meeting.
- (2) Reviewed the transition of financial information from Action

Property Management to South Coast Property Management.

- (3) Confirmed that the Annual Meeting will be held on September 20, 2007 at the Alta Vista Country Club.
- (4) Confirmed with South Coast the association

committees that exist and directed South Coast to confirm membership with current committee members.

- (5) Approved the audit for the fiscal year ending October 31, 2006

*(Continued on page 2)*

### Inside this issue:

Association Website To Debut	1
Board Meeting Actions	1 & 2
Keeping Up On Alta Vista South Happenings	2
Assessment Payment Method Changes	2
Brain Teaser	2

Alta Vista South Homeowners Association

*Managed by:*

*South Coast Property Management  
2973 Harbor Blvd. #415*

*Scott D. Smith, Principal  
Costa Mesa, CA 92626*

*714 444-2602 • 714 444-3602 (fax)  
[scott@southcoastpm.com](mailto:scott@southcoastpm.com)*

*[www.altavistasouth.org](http://www.altavistasouth.org)*

# 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](mailto:scott@southcoastpm.com) with the correct answer will receive a \$1 Lotto ticket. This issue's teaser is:

The more you make of me the more you leave behind. What am I?

## EXTERIOR HOME UPKEEP

The Board of Directors and the Architectural Review Committee would like to remind homeowners that they are to appropriately maintain the exterior of the homes. This includes cleaning cobwebs, painting garage doors, ensuring landscape is kept looking good. Please help keep your Alta Vista South neighborhood looking great by taking regular steps to ensure your home is maintained.

## USE AUTO PAY FOR YOUR MONTHLY ASSESSMENTS

Rather than having to write a check every month to pay your monthly association assessment, sign up for auto-payment through South Coast Property Management. Your payment will be automatically deducted from your checking account on the

10th of each month. The signup form is available on the community website or contact South Coast.

## BOARD MEETING SCHEDULE

With the selection of South Coast Property Management as the Association's new management company, quarterly meetings will be held on the 3rd Thursday of the second month of each quarter

beginning at 7:00 p.m. at the Alta Vista Country Club.

## BE A RESPONSIBLE PET OWNER

Pets are usually an owner's joy but sometimes can be a neighbor's night-

mare. This is usually the case when the owner isn't responsible for their pet. Please make sure that you pick up after your pet, that pets are kept on leash and that dogs are not permitted to bark for extended periods of time. Be neighbor sensitive!

## THE BOARD OF DIRECTORS

Stephen Lubman, President  
Paul Patel, Vice President  
Maurie Hartman, Secretary  
Mary Helen Relph, Treasurer  
Tom Horton, Director



## Assessment Payment Method Changes With Hiring of South Coast

With the hiring of South Coast Property Management, homeowners will now receive monthly statements for payment of their monthly assessment.

*"Questions on your account with South Coast? Call Gricelda at 714 444-2602"*

The coupon books that you used with Action Property Management should be discarded. The first billing statement for your March assessment will be for only

the normal \$35 monthly fee. Owners who may have credit balances or past due amounts will see those adjustments on your April billing statement.

Owners who were on auto payment will have to sign up for that with South Coast. If you have any questions, please contact Gricelda Ayala at 714 444-2602.

## Alta Vista South HOA Board Meeting Highlights

*(Continued from page 1)*

- and authorized its distribution to the membership.
- (6) Determined that all Board meetings will be held on the 3rd Thursday of the 2nd month of each quarter at the Alta Vista Country Club.
- (7) Approved a proposal from Quickel Paving for the re-stenciling of stop sign markers in the community.

- (8) Determined to continue efforts with legal counsel regarding repairs to a damaged monument and clarification of the shared expenses payment to Alta Vista South Community Association for maintenance to Dunnavant Drive.
- (9) Directed South Coast to obtain street sweeping bids for weekly street sweeping within a guaranteed 4 hour time window.

- (10) Selected [www.altavistasouth.org](http://www.altavistasouth.org) as the association website domain name.



Your Alta Vista South Board meets every quarter to conduct association business.