

Lighthouse Point Estates Newsletter

PUNTA ARENA | LA RIBERA | EAST CAPE | BAJA CALIFORNIA SUR, MEXICO

FEBRUARY 2014

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A WORD FROM YOUR PRESIDENT – RUBEN MEJIA

I would like to thank those who supported me in the election of Lighthouse Point Estates HOA President; It is an honor to serve on this Board. My wife and I came to Cabo in 2008 and we have been living in LPE since October 1st 2010 we really love to live here.

The Last BOD accomplished a lot of good things and we have to work hard to continue the progress. It is not an easy path, but myself and the BOD members are eager to take the challenge.

As many of you know, we had some issue with the water company , but we are going on the right direction: The water company has installed a new meter, it is a big notice since we were struggling with this issue for many years.

The neighbors can approach me anytime; if they have something to say or suggest, they know where to find me B -21, they are always welcome. We really need to stick together if we want to call this place our home away from home.

I am always available to you for any assistance.



Ruben Mejia MUSTANG65MICA17@hotmail.com

THE NEW BOARD OF DIRECTORS

President: Ruben Mejia

Vice President: Joe Lesnak

Secretary: Sandra Kadi

Treasurer: Becky Talley

Member at Large: Joyce Harczo



SUMMARY OF AGM NOVEMBER 9, 2013

The annual meeting of LPE homeowners was held on Saturday, Nov 9, 2013 at 9:30am at Joyce H.'s house. Three members of the Board- Creagh, Joyce, Steve were present. Deb and Ed were not. Also present at the table were Susana Gonzalez, Lolita, Gert. Request for motion to start without Deb, treasurer and Ed, vp. Bill Kadi motioned, Sandra Kadi seconded.

The Minutes from last meeting (June 2013) were asked to be approved. Joe Sullivan motioned, MaryJane seconded.

AGENDA 4- Joyce thanked Creagh for her dedication and hard work. Recognized her many 'firsts' as a Secretary and presented her with a certificate of appreciation.

AGENDA 5- MaryJane A125 and Chris C145 were appointed as scrutinizers. It was unanimous.

AGENDA 6- Call to nominate new Board members. It was determined it cannot be a slate of candidates, that each candidate must be voted to a position.

New candidate Joe S. withdrew his name. Ruben M., JeanPaul P., Sandra K., introduced themselves. Creagh and Mr. Talley spoke on behalf of Joe L. in his absence.

AGENDA 7-Gert said 46 new people paid their dues. He brought the copies in English and Spanish of the KRESTON audit, which concluded everything is in order.

There was a motion (seconded) and discussion (concluding with many Ayes) to move the annual, November meeting to the second Saturday in February for fiscal reasons.

AGENDA 8- General Operations Report. Gert talked about the water agreement. He explained different water usage patterns and agreed to investigate how many households our present pila can support. He explained the control of LPE to permit new construction only on paid-in-full lots as new construction must have own water meter to begin.

AGENDA 9- no discussion

AGENDA 10- no discussion

AGENDA 11- Road maintenance is controversial. What piece of equipment to use, whether to own equipment or hire it out, how often to scrape roads, cost of maintenance, sporadic controversy between lot and house owners are potential problems over this issue.

AGENDA 12- no discussion

AGENDA 13- no discussion

AGENDA 14- no discussion

AGENDA 15- Chris described that orange, LED, low intensity and shielded outside lighting is best. Creagh read from his&jim Hale's report about how improved lighting can help turtles (especially hatchlings to navigate to sea), about light pollution and everyone's quality of life.

AGENDA 16- Gert said no dues increase is forecast, but new services could change that. He explained that starting in January 2014, there is a new law requiring a certain percentage of monies collected in HOAs that needs to be deposited in a newly created bank account.

AGENDA 17- Reserve Fund- Gert's explanation was interrupted by noisy confusion and discussion in the audience. He said his firm is asking for \$3600 per month, a \$650 per month increase. He said we use Notario #10, that it was the original LPE Notario. Said Susana Gonzalez will translate the Minutes of this meeting and bring to the proper authorities to make it official.

Architecture Review Committee (ARC) (Lee M. Joe Bauer, MaryJane K, Bill K.) Stood up front and presented their New Recommendations for New Plans and Building, which were:

- + Hire professional to check that plans and CCRs being followed. Propose \$2,000 fee
- + Before any excavation, lot owner must have own water meter installed
- + Builder to submit own timeline of 1-5 years for completion.
- + "Good Neighbor Policy" where neighbors/builder/owners talk with each other about new construction before it begins
- + No living in trailers unless owners are building at the time.
- + Non compliant anaerobic septic systems must be legal by 2015 date and become aerobic system. ARC has information how to do it.



Call to order



A good turnout



Tallying the votes

Ballots were filled in and handed in

Scrutinizers tallied

Lunch break

Reconvened at 2:15pm after the votes were counted.

Creagh now absent. Joyce, Steve from existing Board; Susana, Lolita & Gert still present

RESULTS

Ruben M. as president, Joe L. as vice-present, SandraK as secretary were elected.

24-hour security, road maintenance, balance budget, improved lighting recommendation, Board is authorized to increase operating costs, fee for Special Fund, allowing new Board to retain Administrator ALL PASSED.

Landscaping and date change (to February for annual meeting) DID NOT PASS

2:22pm Meeting adjourned

Respectfully submitted, Sandra Kadi



MEMBER AT LARGE REQUEST

As your representative on the HOA Board, I want to inform you that I am your voice to the board. My email is harczo6539@comcast.net. If you have concerns or need information contact me. I will do my best to get you the answer and make your concerns known to the board.

I was at my home at Lighthouse for over 2 month from Sept to November and talked to many of the homeowners during that time. They told me about their concerns, which were the security and the roads. I have shared this information with the board and that will be some of our priorities.

The board will now start anew and improve on many of your concerns. As the board implements these issues I will let you know and give you a report on the Board's progress.

I want to remind you that if you send your dues in by January 30, 2014, they will be \$360.00. Beginning February 1, they will be \$400.00 and then on March 1st, the penalties will be applied each month. Please contact our Treasurer Becky Talley if you have questions about your account, at becktalley52@gmail.com. When Deb Svoboda resigned in early November, Becky was gracious to fill in as Treasurer. We the Board would like to thank Becky for her willingness to help us this year. Welcome.



TREASURER'S MESSAGE – OPTIONS FOR PAYING DUES

Option 1: RECOMMENDED: Send a personal check in US or Canadian Dollars written to:

LIGHTHOUSE HOMEOWNERS A.C.

Posted to the following address:

LPE. HOA

511 E. San Ysidro Blvd. J #1010 San Ysidro CA92173

Option 2: Wire transfer to:

ACCOUNT NAME: LIGHTHOUSE HOMEOWNERS A.C.

ACCOUNT NUMBER: 0163620174 - USD DOLLAR ACCOUNT

ROUTING # (CLAVE) 01204500163201746

BANK NAME: BBVA BANCOMER

BANK BRANCH: 5248 PLAZA PENINSULA, San Jose del Cabo, BCS, 23400, Mexico

SWIFT #BCMRMXMMPYM

ABA #: 121000358

Option 3: Deposit cash into LPE's US DOLLAR ACCOUNT (see above information), or into LPE's PESO ACCOUNT (see information below):

ACCOUNT NAME: LIGHTHOUSE HOMEOWNERS A.C.

ACCOUNT NUMBER: 0163397157 – MEXICAN PESO ACCOUNT

BANK NAME: BBVA BANCOMER

BANK BRANCH: 5248 PLAZA PENINSULA, San Jose del Cabo, BCS, 23400, Mexico

IMPORTANT NOTES:

PLEASE MAKE SURE THE PAYEE – LIGHTHOUSE HOMEOWNERS A.C. IS WRITTEN EXACTLY; MEXICAN BANKS DO NOT ACCEPT CHECKS WITH ANY ERRORS. PLEASE ALWAYS INCLUDE THE LOT NUMBER(S)

If you are making a direct deposit, please ask the BANCOMER teller to add a reference number – your lot number (if more than one lot, say C10890 for C 108 109 110; only 6 digits are allowed).

Please advise HOA Treasurer, Becky Talley - beckytalley52@gmail.com

Of the contribution by email and send a scanned copy of the wire transfer or deposit, so the entry can be verified and properly credited to your account.

IT IS EXTREMELY DIFFICULT TO TRACK DOWN AND PROPERLY CREDIT ANY CONTRIBUTION WITHOUT ACCOMPANYING EMAIL, AND IT TAKES A GREAT AMOUNT OF TIME AND EFFORT TO TRACK DOWN UNIDENTIFIED CONTRIBUTIONS

ADDITIONAL OPTION: PAYING DUES ONLINE-IF YOU HAVE A BANCOMER BANK ACCOUNT AND WOULD LIKE TO PAY ONLINE, CONTACT YOUR BANCOMER REPRESENTATIVE TO FIND OUT THE DETAILS.



VICE PRESIDENT'S MESSAGE

I am grateful for the support of my fellow owners and I look forward to serving this president as aggressively as I can. There are many challenges ahead for us all and I will try to bring a strong business approach, if I can, to our undertakings. We have already initiated a procedural system of motions and voting within the board that leaves an extremely transparent record for all to see. My job is to manage that communication and present all motions for anonymous acceptance, or for a vote. It is my personal wish that much of that will flow from the owners, directing the board in useful and necessary directions.

To that end, I am taking this opportunity in the newsletter to make two formal motions that will address two significant issues - internal communication and the amount of money we find ourselves paying in municipal taxes.

Communication:

I move that we create and manage our own website. The newsletter process is cumbersome and often transmits information far past the time when it is of value to the owners. Once something is posted on the template of the site (an astonishingly simple exercise), it goes live within moments. Owners will have a direct portal to the board, committee heads, etc. Initially, I see it as being quite utilitarian and far easier on our Secretary than the current process. In time, we can talk about adding "softer" things like an internal classified section, owner provided photos, etc. It can be very useful, and it is not without precedent in Lighthouse. For those of you that wish to see what is possible, I would direct you to an excellent site that not only projects good information, but is also beautiful and beckons one to become a part of the project, something vitally important if Lighthouse is to grow and prosper. It is also quite local www.livezafiro.com. We can do this and the cost is minimal. I strongly believe that a professionally mastered site will not only foster a greater level of communication, I believe it will also instill confidence in anyone and everyone reading it that we are making strides, that we are moving forward, despite significant roadblock. Won't that make that yearly HOA dues check just a little easier to write, especially if a track record of progress can be shown? I await a second on the motion.

Taxes:

There is a lot of misinformation and just plain crap out there about how and why things are the way that they are and why we are getting the bills we are.

I move that we form an exploratory committee to formulate a clear and cogent explanation of where we are and why, utilizing good information directly from the branches of the gobierno generating these bills, and articulating that finding to all owners. I would also direct the committee to explore the possibility of initiating something akin to a "class action" to ascertain whether or not we can deal with getting these taxes lowered for all, rather than on an individual basis. I can promise you that we will be successful on the first point, explaining things. I have recently been schooled as to what's actually happening and it is far away from what I thought. I took independent steps to corroborate the information and it is sound. A clear path will be provided to any owner that wishes to check this out for themselves, as I did. The second thing, the class action? Don't know, but we will find out if it is possible and, if so, I will make it a personal project. We will make our case. I await a second on the motion.

I am committed to this and I hope that you either are, also, or will grow to be. I am at your disposal by mail or phone.

Joe.

triadoutdoor@gmail.com

415-717-2666





Construction in Progress for happy homeowner

Exciting new construction is underway. We have one home near completion and two more in the works. It is wonderful that people are once again willing and able to fulfill their dream of home ownership in our beautiful area. Whether looking for a delightful place to spend retirement years or simply an easy getaway for family vacations, Lighthouse Point Estates does not disappoint. During our last November HOA meeting your ARC proposed some changes and some clarifications to the existing CC&Rs. There was good and lively discussion about these items and a general nodding of heads that these amendments would be good revisions to our document. For those of you who could not attend the meeting, we share the highlights of the recommendations here:

1. All construction will have professional LPE engineer/architectural oversight two or three times during the construction process. This helps insure that construction is actually happening according to the LPE approved plans. Nothing could be worse than getting to the end of a project only to discover some detail is in violation of the CC&Rs.
2. Water & electricity must be installed prior to construction, including excavation. This avoids the temptation of using LPE community water
3. Exterior constructions must be completed in a timely manner. Construction timeline will not be dictated by LPE. Rather, we expect the owner/builder to give us their timeframe and try to adhere to it. This simply sets the expectation that exterior construction (roof, doors, windows and paint) must be completed in the near future for the benefit of the neighborhood.
4. Long term camper and trailer parking on lots is not permitted unless construction is underway.
5. Wind generators will need approval to insure they meet noise restriction guidelines.
6. Homes not currently compliant with aerobic sewage treatment requirements must become compliant by November 2015.
7. Major exterior remodeling and additions must have ARC approval.



[LPE ANNUAL MEETING \(LONG VERSION\)](#) OPEN SECOND ATTACHMENT IN THIS EMAIL

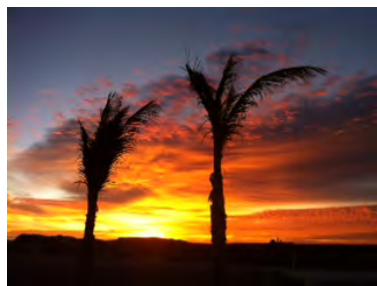
CONTRIBUTIONS FROM PROPERTY OWNERS

• **New Fideicomiso Contact Info**

I have some information which may help other Light House owners. When we first received our fideicomiso, we sent the money to Jorge Pickett at Banco Banorte in La Paz. For the past 2 years I was not able to contact Mr. Pickett, so I was unable to make my payment. After the LPE meeting Jim and I went to San Jose Del Cabo to see if we could pay our trust at a Banorte bank. We were directed to Pablo Desiga the Gerente Fiduciario at Banco Banorte. He has taken over all of the trusts from Jorge Pickett. Here is his email address: pablo.desiga@banorte.com. If anyone needs to contact him please make sure they have their lot number and the trust number, which we found on the second page of the fideicomiso.

Hope this helps, Kris Burtrum

• **Living full time in LPE**



Sunrise over Lighthouse Point Estates

Funny how plans change. When we completed our house in 2008 we intended to live 6, maybe 7, months of the year in Baja upon retirement. We thought we would spend late spring thru early fall back in Seattle and escape the cold, rainy winter months of the northwest by frolicking on the shores of the Sea of Cortes from October thru April.

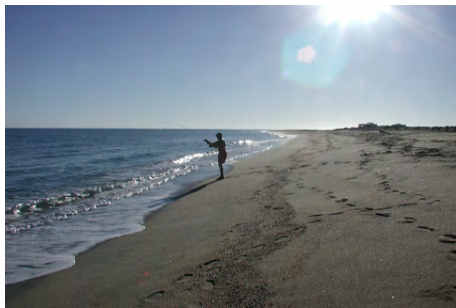
Ha! Quickly into this scheme we found ourselves really reluctant to leave LPE. Sure, we missed family and friends and a good cup of espresso, but the 80-95 year round temperature, the gorgeous sunrises and sunsets, the wildlife, the fishing, and so much more far outweighed what we missed from home. Now we find ourselves settled here year round, making just a 3 week trip twice a year back to Seattle.

So, what is that like, you may wonder. Well, it might not work for everyone. But we are guessing that if you had a vision when you bought your lots of experiencing the lovely Mexican culture and a communion with desert and ocean, then you will understand that this is exactly what we found here.

Yes, there are challenges. Neither one of us spoke Spanish when we arrived, but it's coming poco a poco. Conversations take longer, but we never feel diminished by the locals for our lack of vocabulary and we've never had a bad experience because of language. We do, however, make a lot of explanatory scratches in the sand! The weather is harsh. Salt air, wind and blazing sun take their toll. Wood and metal all need to be re-sealed regularly. Cera maderia on wood and Vaseline on metal hinges, helps. Bugs are big and pervasive. For the first few years our area was in a drought situation. But we are out of it now and the insects love it. Your best friend may be the pest control guy. And then there are the rains. As Seattle natives, we feel somewhat knowledgeable about rain, so trust me when I say when it rains here, it rains hard – short lived, but hard. Locals pull off the road, hesitant to drive in it and some even get out of their cars and dance. But then the desert bursts into a green you've never seen. Plants start to flower. Birds are happy. The rain is always welcomed even if you spring a few leaks here and there.

We would not trade this life. It is perfect for us. I guess we've outgrown the nightclubbing, the Nordstrom shopping, the fancy restaurants and the other trappings of a Northwest life. Instead we have wonderful neighbors with that old fashioned neighborliness that was typical of bygone days. Down the road we have the sweetest little town you could ask for full of locals with easy smiles. And, we have a relationship with the sea that takes your breath away at times.

We think we've made a pretty good choice. And, by the way, if you do Facebook, you may want to "Like" the Lighthouse Point Estates community page to get frequent posts about life down here. All are welcome to join, post and share their LPE experiences. ~ Mary Jane & Andy Keehn



Surf fishing

- **Pick up to Hook up at LHP**

Don't have a boat but want to go fishing? Ok, we'll let you in on our secret. Paco from La Ribera picks us up on our beach at LHP to fish for the day. How easy is that? We enjoy our coffee and Mexican egg burrito at sunrise and watch for our panga to come around the point with bait on board! Once on board, which is my biggest challenge, we are off to an adventure on the Sea of Cortez. Call Paco from Mexico or in the states to make arrangements. Paco 624 154 8415

If you have any questions please feel free to contact us.

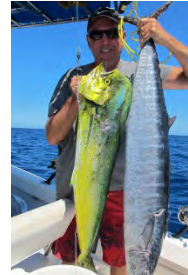
John and Deb Svoboda 949 586-5120 or deb@svobodastudios.com



Shore pick-up



Hook up



The day's catch

