

Lighthouse Point Estates Newsletter

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

DECEMBER 2018

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MESSAGE FROM THE PRESIDENT

Hola Amigos y Amigas

Just like to start by saying it's soooo great to be back. Summer holiday was too long! The aches and pains are melting away! This weeks board meeting was very productive I'm looking forward to completing the beach access project and water leak issues. It's great to see all the new homes and additions going up. It also looks like we will continue into the new year with all the applications for new builds submitted. The hood is growing fast and steady and looking better all the time!!

~ Charles Lemay, President

FINANCIAL REPORT

We will vote at this year's annual meeting to approve or disapprove our first dues increase in 10 years. Without getting into the details, I will tell you that without an increase in dues, the HOA will have to cut next year's budget by \$23,000 significantly reducing services. Please expect your January 2019 billing under the same dues structure (\$400 per year). I hope you all will make your payments in January to receive the 10% discount (\$360 per year). Should our dues proposal pass in February, we will bill owners the additional payment in our

March billing cycle. Our greatest financial challenge, remains the 3 corporate owners who are not paying dues on nearly 200 lots. We have failed to get results over many, many years. If we do not pass a dues increase think about what you are willing to give up. I urge you to support the dues increase and new penalty structure as it has been presented. With all of us working together we can assure Lighthouse remains a wonderful place to live.

Without a dues increase we could be looking at the loss of these critical services:

- No more 24/7 security and our community will become a throughway to anyone wanting to access the beach in front of our homes. Security currently turns away many potential trespassers each month.
- Roads and landscaping no longer managed leaving the community looking unkempt and ugly.
- The water system is no longer actively managed and maintained. ALL owners truck water to their pilas at a cost significantly higher than our current payments.

~ Chuck Troutman, Vice President



SECRETARY'S REPORT

Hello all Lighthouse Point Estate Homeowners- it is that time of year again. As the annual general meeting on February 16, 2019 approaches there is the big question again "Who is running for the HOA board"? A better question could be: "Should I run for a position on the HOA board? " Last years have seen only a small number of persons running for positions. The end result is we are tasking the same people over and over again. It is time for fresh ideas and new people! We need you! It is important to have continuity on the board to ensure that the knowledge and legal advice obtained over the years is passed on. The history of the HOA goes back to 2007, with only a very few owners at the beginning who volunteered their time.



I want to thank all those who have served on the HOA board and ARC in prior years for their generous contribution. I know it can be a demanding role at times. For your information this last year your board was able to reduce expenses by avoiding costly meetings with lawyers. Consulting with lawyers has cost this HOA thousands of dollars over the years. Different boards have received costly legal interpretations of Mexican condo law with some of it in direct contradiction of previous advise. This year we reduced our legal fees significantly and are striving to do so again next year.

This past year Susie Sullivan, our Member-at-Large, resigned her position on the board. Thus at this years' Annual General Meeting, you will be voting in 4 positions. Vice President, Treasurer, Member-at-Large, and Secretary.

It would be fabulous if we had numerous people running for these 4 vacancies. The truth is, we here at Lighthouse, have difficulty getting volunteers for the board. If you are able to work with computers and have some time you can dedicate towards the community, please consider running or stepping forward as a volunteer.

Finally, we have not had dues increase in numerous years. In order to continue to function and properly maintain Lighthouse Point Estates, we need to increase the yearly dues. The water pipes under the streets here at Lighthouse are coming to the end of their lifespan. We have more and more leaks every year that are being repaired. We need a permanent solution. Water supply continues to be an issue for everyone who lives in a desert. It is in all of our interests to do our part to ensure Lighthouse Point Estates thrives as a community and our property values are maintained and protected. Please vote to support the dues increase.

Just in – as of December 3, 2018 some of us at Lighthouse Point received notification that we have been switched over to high-speed internet! A long-awaited prize!!!

~Shane Tuckey, Secretary



DID YOU KNOW? QUICK FACTS ABOUT YOUR HOA

There are 269 owners who paid dues last year and only 18 individual owners of 23 lots are delinquent this year.

But there are 3 developers who collectively own nearly 200 lots who do not pay dues. These 3 corporate owners have put tremendous financial stress on the HOA to maintain this community.

The original Lighthouse developer claims an exemption from dues payments because of language he included in original Lighthouse Condominium Regime documents stipulating he is not required to pay any dues unless the HOA is bankrupt. He sold over 100 lots to individuals who have never paid dues over the past 10 years. We have been told



that these owners did not fully pay the developer for their lots nor did they execute a title transfer. This situation has robbed the HOA of nearly \$500,000 over 10 years. The original developer is repossessing those lots. We have not been able to convince the original developer to make any financial contribution to Lighthouse over the past 10 years. The condominium regime documents are written so that it is virtually impossible to change those documents.

A second developer was gifted 40 lots by the Municipality of Cabo San Lucas and he continues to not pay dues. These were lots that the original Lighthouse Point developer was required to gift to the municipality according to Mexico law. This has cost the HOA \$194,000 in lost revenue

over the past 10 years. A third developer from Canada who still owns 43 lots stopped paying his dues 4 years ago. However, when he sells a lot he pays the back dues. This developer currently owes the HOA \$64,000.

Your HOA has spent thousands of dollars over the years on Legal Fees and this board has been attempting to reduce our legal expenditures.



BOARD OF DIRECTORS – ANNUAL MEETING AND BOD MEMBER OPENINGS

This is your 90-day notice of the annual general meeting scheduled for 9 am February 16, 2019, to be held at Santa Victoria Church La Ribera. **PLEASE make sure your voice is heard to ensure we maintain control of the Board.** In the next month or so you will receive a request for your proxy vote. If you are unable to attend the HOA Annual General Meeting PLEASE send your proxy vote to Secretary, Shane Tuckey LPEMaverick@gmail.com!

The Annual General Meeting of the Lighthouse Point HOA will be held in February! This is a great way to meet your neighbors AND get involved in the community we all love.

- Saturday, February 16, 2019, registration at 8 am Meetings start at 9 am
- Location- La Ribera, at Santa Victoria Church
- Please note New this Year all Phase 1, 2, 3, 3A, 4, and 5 meetings will run concurrently at the same time.

Directions: In La Ribera as you drive towards Lighthouse, just past El Rey Grocery Store go 2 blocks and you will turn right at the Church sign. Go one block and the church is on the corner. This building is the old Ejido building.

The first Quorum call will take place at 6 pm on February 14th, 2019 at Cabañas Vista La Ribera Restaurant, La Ribera BCS. The second Quorum call will take place 5 minutes after the first.

Why not run for one of the open positions?

You don't have to be a full-time resident of LHPE, but you do need to be current on dues. At this point we have one candidate running for each open position. That DOES NOT preclude more candidates from announcing their candidacy. Just make sure you submit your intent, position running for and bio to Shane Tuckey by January 16 to be included on the ballot. (Must be on the official ballot to run, no write-ins allowed by law.) Send to

LPEMaverick@gmail.com

Open Board Positions:

- Vice President (2 years)
- Treasurer (2 years)
- Secretary (2 years)
- Member -at-Large (1 year)

Candidate Bios:***Joyce Harczo – Running for Vice President***

To my fellow members of the Lighthouse Estates Homeowner’s Association, I submit my name to become your next Vice President of our Homeowner’s Association. I have owned A17 since 1995. I built my home in 2010. I am in residency at Lighthouse, 5 to 6 months a year. I have served on the board as Secretary, Member at Large, and President. After a year off the board and so many positions open, I will again run to serve the community on the Board another 2 years. I know how important it is to make Lighthouse Estates a community that is growing and improving to maintain and increase our property values.

I came from Southern California where I sold Real Estate for 30 years. After retiring in 2006, I live part time in Washougal, WA, where I enjoy my grandson Jack and my son and daughter-in-law. Having served on the Board and lived in La Ribera for many years, I have the knowledge of the board’s actions and decision in the past, which will guide us to the future.

***Chuck Troutman – Running for Treasurer***

My name is Chuck Troutman. I served as your HOA Treasurer in 2015 and 2016 and carried out the treasurer duties as your Vice President during 2017 and 2018. This has been good transition to my retirement in March 2015. Its kind of like having a part time job. “LOL”. Over this time, I have put in place some things that have helped the HOA to operate more like a 21stcentury organization while reducing the time associated with the monthly recurring tasks associated with Treasurer duties. We now have an online web based payment system, a US Bank (Wells Fargo) that will credit payments, a semi automatic billing system that can generate monthly billings, and a monthly recap of revenue and expense furnished to the HOA Board. A number of behind the scenes tasks have been accomplished that have made things run more smoothly. One of my life goals is to leave things better than I have found them. It has been easier to accomplish those tasks noted above than to find someone to serve as your next Treasurer. So to assure that the HOA continues to have a smooth financial operating system I have agreed to run for Treasurer for 2019-2020. I will use this opportunity to encourage all owners to support the new dues structure that is to be voted on in February. The new dues structure is important for the future of Lighthouse. So if you vote for me as Treasurer, I hope you will also support the dues increase.

Shane Tuckey – Running for Secretary

My wife, Marianela and I started building at Lighthouse in April 2014. We have been down here about 6 months or more every year since then. We are from British Columbia, Canada where it rains all winter long.

We are both retired and enjoy our time at the beach. For the last 2 years, I have been the Secretary at our HOA. I spent 33 years in a career in law enforcement with the RCMP. I have a strong desire to see Lighthouse succeed as a vibrant community and protect your investment here on the beach. With your support, I will continue to work for you and your investment.



Joe Sullivan – Running for Member-at-Large

My wife, Susie, and I have been LPE homeowners for almost 4 years and East Cape enthusiasts for over 20 years. I am excited about the opportunity to assist the board in its continued efforts to maintain and improve LPE.

I have been a practicing attorney for 33 years specializing in litigation. My professional experience will allow me to bring an open mind and respect for all opinions to the board, along with the ability to see multiple sides of issues and problems. I’ve sat on a number of neighborhood association boards over the years, so I’m familiar with the territory.

My desire is to see LPE remain a vibrant and first-class community.



ARC COMMITTEE REPORT

2018 has seen more construction projects under way since I’ve been involved with the Architectural Review Committee (ARC). We have seen requests for and issued approvals for projects large and small. From garage and perimeter wall additions to complete houses. We have seen it all this year.

Projects completed in 2018 (deposits returned or waiting return)

- A12 C14
- A16 C74
- A98 D67
- C4

2018 projects that have applied to the ARC (Builder’s Checklist filled out by ARC and sent to owner/contractor):

- A40/41 C21 (late 2017)
- A51 C144 (late 2017)
- A52 D35
- A54 D38
- A56 D47
- A79 D49
- A130

2018 Projects that have been approved to start construction:

- A10/11 A130
- A51 C15 (late 2017)
- A52 C21
- A54 D49
- A79 D102
- A81



For the folks considering building at LPE I’d encourage you to visit www.lhphoa.org. Under the “about” tab you will find the link to the ARC page. On this page you will see contact information for the ARC members and a link for the Builder’s Checklist. The checklist is just the sections from the

Lighthouse Point Estates CC&Rs that are relevant to construction projects. The checklist should get you started on meeting the items we need to get your project started.

When you decide to make the leap to start your dream home the ARC needs the following to begin the approval process:

- Builders Checklist specific to the project with lot number and mean elevation from the ARC topo map. This needs to have each item initialed and the final page signed by the lot owner. This checklist will become part of the final approval documentation.
- Layout drawing showing all buildings in relation to the lot boundaries with setbacks shown. This is to include gas tank, septic system and any bodega (trash receptacle, etc) location. A .PDF drawing format is preferred.
- Dimensioned elevation drawing of the buildings. A .PDF drawing format is preferred.
- Dimensioned drawing of construction that allows us to determine square footage. A .PDF drawing format is preferred.
- Proposed aerobic septic system details via website link, cut sheets or verbal such as "I'm going to use a Mighty Mac model XX". The ARC needs enough detail to determine if the proposed system meets the CC&R requirements.
- Proposed perimeter wall details or statement of "not building perimeter walls at this time.
- Statement of proposed timeline – this is a line item in the checklist
- Proof of lot ownership. This can be the cover pages from your fideicomiso showing both the owner and the lot or the cover pages of your escritura or cover pages of your articles of incorporation.

Once you have completed the ARC approval process you will need to submit your plans and ARC approval documents to the building department at the Municipal in La Ribera so they can provide building permits. These permits, by law, must be displayed at your lot. Believe it or not they do send out building inspectors.

As always, if anyone has questions please feel free to contact me.

Thank you to everyone from owners to contractors to the LPE BOD for your patience this year.

~ Andy Williamson
ARC Chairperson



OWNERS' RESOURCES

There are 2 Facebook groups for LPE managed by residents. They have lots of good info on local restaurants, happenings etc. You can check them out on FB at Lighthouse Point Estates and ALL things BAJA and/or Lighthouse Point Estates Friends.

Did you know LPE has a Welcome Committee? If you are a new lot owner/resident, please email us (Marlene McGlensey & Susie Sullivan) at LPEWelcome@gmail.net with your contact info. We have a Welcome Letter with some local information we'd love to send you.

Thank you to our amazing security staff! Manolo Montano, Chief of Security, heads up the security team comprised of Gerardo, Uziel Manual and Eric. They are the friendly faces as you come and go from LPE. Please say hello! If you need to call the front gate the # is 624.154.2860



TURTLE RELEASE AT LHP

A baby turtle release was held at LPE on Sunday, November 4th. A big thank you to all who came and supported these 'tortugitas' and Pepe (with Campamento Tortuguero Don Manuel Orante). Pepe or his partner drive our beach daily to move turtle eggs to a protected site. There they can hatch without being prey for coyotes, bird etc.



Here's a picture of the baby turtles hatching at their protected nest sight.

Mary Moeglein came straight to the release with Lee – they didn't even unpack!



Julia Flores took extra care to line up the tortugitos for the walk to the water. The babies need to walk on several feet of sand to imprint and then they know where to return when the adult females lay their eggs.

Did you know these tortugitas can hold their breath for 3 minutes at a time?

As adults they can hold their breath for between 4 and 10 hours. WOW!



Thank you to the 25+ people who turned out to release these vulnerable Olive Ridley turtles. We look forward to seeing all the turtles again in 15 years when they come back to nest on our beach!



TRASH DAY

We had a very successful trash day on November 27. Pictured is the road crew that that consisted of 3 new neighbors still building their homes in LHP who wanted to get involved. They worked the Cabo Pulmo highway from Lighthouse to the Cabanas and a beach crew that covered all of the Lighthouse beach. The road crew collected about 5 loads of trash with probably 50 more loads to go on another day. Pictured is the road crew that consisted of 3 neighbors in Lighthouse and wanted to get involved. Ian and Chyre Boardman, Chuck Troutman and Jim Anest. Not pictured is Jeananne and Charles Lemay.



The beach crew consisted of Mary Jane and Andy Keehn and Shane Tuckey. They reported the beach in good shape. Hopefully we can have another trash day soon with a large group to knock out the road trash. Thanks again to all.



BUILDING THE DREAM – WHEN IS IT “DONE?”

Our Lighthouse Point home was “finished” in September 2014 - the house was built, but that was it. We had been renting for a few years for vacations and during construction, so we were pretty excited to finally have a bed of our own and closets to store our stuff, but it was far from complete. Over the last 4 ½ years we have done more every year as budget allows; we built a large garage, created a whole new outdoor space by adding a protective wall on the west side and continue to do landscaping and add more outdoor features. We do at least a couple of projects every time we visit; under-cabinet lighting, hanging artwork, and procuring at least one local treasure each trip all help make it a home. And have amazing property managers who complete projects and continue the landscaping while we are freezing our tails off in Utah. We still have a lot to do; we want to build a pool when we can spend more than a few weeks a year in Baja, I’m still noodling what interior paint colors will eventually replace the safe sand we initially chose, and the house itself is always morphing into



a real home. But we’ll get there and are enjoying the experience. If you’re just getting started on your build and can’t get it all done right away, don’t despair. Part of the fun is watching the place evolve, and honestly I’m not sure I would have made the same choices so early in our tenure as Lighthouse residents. The harsh climate, our lifestyle and what is actually possible are all things we have learned to work around to our advantage. Half of the adventure is making your own little patch of sand your own, and that does not have to happen all at once. And if you have some patience, it can work to your advantage to get the right craftsmen and not be so concerned about mañana, which we all know does not mean tomorrow. Enjoy getting to know your new space and let it evolve as you and your family learns what you really want out of a Baja Beach house. It might surprise you, and be nothing like your original plan at all, or you’ll finally get exactly what you want. But know that you don’t have to have every detail exactly right the day the house is manifested. And sometimes the planning and changing your mind is half the fun.



~ Melanie Williamson, C143

Want to contribute to the next LHPE newsletter? Contact any BOD member with your submission!