

# Lighthouse Point Estates Newsletter

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

FEBRUARY 2015

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The Newest Board Members, Melanie and Dale



## A WORD FROM THE PRESIDENT

Lighthouse Point Estates in 2014 was a very good year. Many things were accomplished as reported by the various Updates in past Newsletters. My idea to have a safe, clean, functioning HOA office is a reality. Please view the custom white metal door and window bars in the picture. There are a total of 3 custom doors and the window grate. We had a Board Meeting on December 28th in there. It is a lovely & practical addition to

LPE and for all future Boards to use; a secure place for all LPE documents to be filed, an address for any interviews and meetings to occur, tool storage in the 'little lighthouse' etc.

We have a full Board now, working & compromising on the current issues. It is great to have Dale and Melanie with us. Three Board Members live at Light House Point fulltime and we are able to get more things done & have more "spot checks" and evaluations. Currently the old yellow ATV is being re-wired and we will get an estimate of its worth.

We wrote new and amended Security Rules with Manolo's approval and Dale designed a new visitor's Pass to be used for every incoming vehicle. Signs are being made for inside LPE, the dump road and our 5 playa accesses. I am looking forward to another year of helping LPE grow into a strong community.

~ Ruben Mejia Flores



## **“HOLA” FROM VEEP, DALE GARDNER**

It's great to be in Baja yet again and this year holds a special significance.

After a thirty year adventure in the “Great Land” of Alaska, my wife Lindy and I have decided to become genuine, full-time, Lighthouse Point Expats. Our Alaska residence is in the process of being sold and my recent election to this board is in making good on the promise to “get involved” once we were living here permanently.

The process has been an exciting transition and I look forward to contributing to the betterment of our development. Recently, I sent out a brief message along with a projected HOA budget for 2015. This message went out just prior to the HOA dues notices that followed.

There is really no mystery in the numbers nor do they contain any smoke ‘n’ mirrors. There exists only the reality that our HOA is not receiving adequate dues payments to offset our expenses. To those of you who have paid and continue to pay your HOA dues, thank you. The dues payments we have been receiving over the past few years have continued to move us forward.

To those of you who have never paid dues or have only sporadically paid dues in the past, I would sincerely like to hear from you.

I would appreciate your helping this administrative board to understand how we can continue to provide maintenance, security, a water system and other overall improvements without everyone contributing their fair share.

I have pondered the question myself and have arrived at two primary motivating factors as to why anyone would have ever invested at Lighthouse Point in the first place.

The number one (1) reason that came to mind was a desire to build one's “dream home” and enjoy all that Lighthouse Point, the East Cape and Baja have to offer.

Reason number two (2) was simply real estate speculation, making a profit buying and selling recreational property.

I would make the case that both of these goals are well-served through the payment of the very reasonable dues that provide the infrastructure, security and improvements. The receipt of dues payments is necessary in raising the speculator's property values while, concurrently, providing a safe and secure community in which to build a home.

It is the goal of this board in 2015 to increase the participation of those Lighthouse Point property owners who are contributing their HOA dues payments. I would very much like to hear from those of you who have questions or concerns as to why this is necessary.

My contact information is as follows:

Dale Gardner, Lighthouse Point HOA vice-president  
moneymgt@mtaonline.net  
(907) 376-7750



## **TREASURER'S REPORT**

Attached you will find the HOA Expense Report for 2014. I am also letting the Owners know that I will not be continuing to serve as HOA Treasurer. Since acquiring the Treasurer's duties I have not had direct access to the bank account. Neither did we have an accountant for most of the year for me to work with and use their services. Consequently, this last year has been challenging to say the least. On the positive side, the bank account accessibility has just recently been resolved and I have had a competent accountant since June. The Treasurer's responsibilities will be much easier from here on in with a system in place for keeping accurate detailed financial transactions and records. A Treasurer, no matter whether or not they are physically at the LPE will be able to give accurate reports to the Owners about the HOA financial status in any given month.

The qualifications for Treasurer require a Permanent or Temporary Residency (not a visitor's visa). When elected if the Treasurer does not have Permanent or Temporary Residency, the process for getting this must be started immediately after being elected. This is required by Mexican law for any elected HOA Board position. I have appreciated our many Owners for their support and help in informing me of deposits and checks sent, making the dues collection records as accurate as possible.

Thank you,  
Rebecca Talley



## **NOTES FROM THE SECRETARY**

I would like to thank everyone for their tolerance and understanding regarding the changes and accommodations our HOA has had to make in 2014, especially the way we now conduct Annual Meetings. We still have many challenges ahead of us to become a thriving community. Please continue with your patience and support.

I think our Board is a good team. Ruben, our President and PM continues to inspire and motivate us to behave as he does: filling in the "gaps" for each other, always wanting to do more, constantly going the extra mile for LPE to improve.

Because of Hurricane Odile and all the summer rains before she visited, the countryside was green, green, green. It is now a different shade of green with lots of yellow stalks and dry brush mixed in. And we have WEEDS everywhere. Ruben had the La Ribera trucks come to scrape the LPE roads (and the weeds with it.) Because we have "manhole" curbs and sporadically placed electrical boxes in the road, the city trucks cannot round the corners as was needed this year to get the weeds. Ruben had a different kind of truck and attachment that came to take care of the tight curves and corners. The curbs themselves and their dense weed cover were still left. Ruben used our landscaping company to lend two workers for hire at an individual 'weed-whacker' rate of 500p per person, per day. These two fellows will weed-eat and remove all the curb weeds so our curbs will be exposed and visible, ready to be painted for even more visibility. This year was an exceptional year for weeds & road debris due to Odile. We hope 2015 Expenses will not contain the "weed removal" line item that 2014 Expenses had to.

On February 4th, 2015, I will send out six (6) 10-day Notices (including Agenda, Proxies & Ballot) - one Notice for each phase. Because my contact list is not grouped by phases (& I hate to fiddle with the

precious thing) I want you all to know ahead of time that you will each receive these six (6) emails. I apologize for this cumbersome situation. You only need take note and attend the one Annual Meeting of your Phase. Please let me know if you are unsure of which Phase your lot/s are in.

We have been advised by Notario #10 that we must have minimum 40-minute Annual Meeting/s with minimum 20-minute break/s in between each Meeting. This will be a long day. Remember also the Quorum Call/s (Thursday evening before the Annual Meeting) is/are the time for discussing issues and sharing information until you each feel satisfied. The Quorum Calls will be between the hours of 7PM - 8PM on Thursday, Feb 12th, 2015. Site TBA : Vista La Ribera Restaurant where it was called last year.

Something of Interest in the Gringo Gazette:

If you own property in the Municipality of La Paz, your property taxes are due now. If you own property in the Municipality of Los Cabos, your payment can NOT be made until about January 6, 2015. Los Cabos does not accept advance payments. But, if you pay prior to January 31st, you receive a 20% discount. 10% in February and 5% in March. After March, penalties and interest will be levied. Payments in Los Cabos require the property tax payer to register their tax info prior to paying. This started January 2014. If you have not already registered, do so. Or ask your REALTOR, CLOSING AGENT, CPA or BANKER for more information.

LPE HOA is not qualified to give any advice about property taxes. I read this in a December Gringo Gazette and am sharing it.

### **WATER ALLOTMENT SITUATION**

Some owners may not realize the original LPE developer contracted with OOMSAPAS to buy 2.8 cubic meters of water for LPE. He purchased 1.5 cubic meters of water when the HOA was signed over to the first president of the Board. There is still 1.3 cubic meters owing on this contract.

Some owners may not realize the original LPE developer was advised by OOMSAPAS that our LPE development (with 400 plus lots) required 8.0 cubic meters of water to serve it when it was/is fully built.

LPE is now near capacity using the 1.5 cubic meter allotment the developer paid for. Each .5 cubic meters costs \$50,000usd. There is a reserve account to buy 1.0 cubic meters of water for \$100,000usd. There may be a Motion on FEBRUARY ANNUAL MEETING Ballot to buy more water. If the majority of owners vote to buy more water, the Board can do it.



### **INTRODUCING THE NEW MEMBER-AT-LARGE, MELANIE WILLIAMSON**

As a new home owner at Lighthouse Point, I'm very excited about working with the other board members to continue the heritage of LHP being a really great place to buy/own/build/vacation and live. We have a very special place, and my goal is to contribute in a small way to enhance and protect what we have, so generations to come have a good foundation to do the same. I consider the position an honor, and will do my best to consider the greater good in all situations. Our home is just barely finished, and we will be full time residents within 8 years, so what happens now is very important to me. What may be great for one owner may not be so great for others, and my hope is that we as a board can make balanced decisions based on positive results for all, now and down the road. Very lofty goals, but those are my guiding principles while I hold this position. I am happy to hear from any owner who has concerns, questions or ideas. I may not have the answer, but I'll do my best to find information, and promise responsiveness, regardless of the answer.



*Good thing the pool has no water yet!*

## **SULLIVAN INTERVIEW**

Had a nice visit on a windy day with Susie and Joe Sullivan, new builders in LPE. I asked them about their building experience and what they could share with the rest of us.

The both repeated how very easy, "... seriously so easy..." it was to get it done. They had no bad surprises at all. Susie kept in constant email communication with Carmen, architect. Both are bi-lingual. Carmen is married to Valentin, the contractor. Joe and Susie had vacationed all around Baja Sur for fourteen years and are happy they were able to build their custom home, and not buy a previous rental.. They always knew the East Cape was where they wanted to be. They also emphasized "...we had such a good team. That is key..." The only "worst" surprise Joe could think of was that he didn't do this sooner. Susie noted they haven't done the finishes yet. That is her favorite part. She feels this will be the test.



The Sullivans said they had interviewed a few builders. He remarked how interesting that he had only heard horror stories of the Baja building process, yet "...it all has been so painless to this point so far. When we built in Kentucky, we had a horror story. They didn't buy the expensive HVAC system, they got the money and just walked away."

Something to share with other LPE owners: "You can get whatever you want. Airflow & ventilation is very important & necessary for us. We have rented some really nice houses, but we couldn't open the windows. We wanted to make sure our windows open and close. There are a few glass blocks in the storage room - otherwise all of our windows will open. I guess maintenance will be the challenge."

They are having their friend do the landscaping and Joe said, "When we first came out and started the process, we should have cleared the whole lot of everything on it. That was a mistake. Now the landscaper is coming, and the building is up, but he will have to clear it off."

Leaving with one last piece of advice to LPE owners, who are thinking of building: Joe said, "JUST DO IT." Susie added, "... get references of course. I must give a big shout-out to the Newsletter with all the interviews and especially to Marianela Pita. She is such a kind soul, and willing to share absolutely everything she knows."





## **PALM TREES – NEW FOR PHASE 3A**

**submitted by Mary Jane Keehn**

Owners and visitors to the South End of LPE will be delighted to see Avenue Sierra Vista lined with tall palms. The owner of a large parcel of lots in Phase 3A has enhanced his investment with approximately 90 trees on his C & D lots. And, we hear there are more to come. They are suffering a bit of shock from the transfer and the cold East Cape winds, but with tender loving care and lots of water we expect them to thrive here. This area was formally indicated as the Government Area or Zona de Donacion on our LPE maps. Now, however, it is owner by a private party.



## **FOOD DRIVE**

**Submitted by Mary Jane Keehn**

A big thank you to the goodhearted people in LPE who contributed to the Christmas food drive that we undertook for local families in need. We were able to provide canned/package food and toiletries to 18 families. We worked through the local La Ribera Church because we felt that they would be most informed and in the best position to get the supplies to the right people. We were assured that our small effort would be greatly appreciated and be of tremendous value to those receiving our care packages. In addition to the food drive, we also provided funds in November to replace street lamp bulbs that had been damaged by the hurricane. At the time that we provided this assistance, La Ribera had not yet received the government funds for such things as was expected.



## A LEATHERBACK RETURNS

Submitted by Chris Lysdal

In the early morning hours of November 13, 2014 a Leatherback sea turtle came ashore in front of the Lighthouse and nested next to the first palapa nearest the fence. This is a pretty big deal since Leatherback sea turtle nests are becoming very rare in Southern Baja. The last time we had a Leatherback nest on our beach was November 2007. We have seen their numbers dwindle to the point that extinction is almost inevitable. The nest was discovered by Pepio and Raphael from the Don Manuel Orantes Camp. They patrol our beach looking for sea turtle nests for possible relocation. The majority of the nests we get at Lighthouse are Olive Ridley with the occasional Black turtle (Green turtle subspecies) nest. Pepio contacted Manolo who then came and got me and I was able to photo document the egg recovery.

When a leatherback comes ashore she will leave a set of tracks that are much bigger than other turtle tracks. She will then dig a hole with her back flippers up to a meter or more deep. After she has deposited her eggs she will cover the nest with a big mound of sand which can make finding the nest difficult. As it was it took over an hour to find the exact location of the nest, which included shoveling the sand away by layers to finally find the nest with a metal prod. The nest revealed 105 eggs which were carefully placed in a bed of sand in a box and rushed to the ASUPMATOMA leatherback hatchery north of Cabo San Lucas.

While we were searching for the nest, one of the things we discussed was the affect of artificial light on Leatherback sea turtles. Leatherbacks will always choose to nest on a dark beach, free of lights. This will insure security for her and then for her hatchlings which can mistake artificial light for the star reflected light from the ocean. The hatchlings can die from exhaustion trying to reach a home with its lights left on. I explained to Pepio and Raphael that our HOA had adopted a lighting policy to help protect the turtles and encourage continued nesting.

On November 23, 3 days after I had returned to my home in Reno, I was surprised to get a text from Pepio indicating that we had another Leatherback nest right in the middle of our stretch of beach at Lighthouse. It was just west of the Zafiro project. Pepio was able to recover these eggs and get them to ASUPMATOMA as well. Seems like our lighting policy is paying off. Pepio indicated to me that after incubation the hatchlings will be ready for release near the end of February. If you would like additional information you can contact me, Chris Lysdal at [lysdal@sbcglobal.net](mailto:lysdal@sbcglobal.net), ASUPMATOMA, Don Manuel Orantes or Grupo Tortuguero.



## MORE TURTLE EGG RESCUE NEWS

Submitted by Mary Jane Keehn

Just several weeks after the Leatherback egg rescue, we found three more new turtle nests on our beach. Fearing they were too close to the high tide line and in danger of being drowned, we called Pepe back for another transfer effort. We also worried that the weather had turned too cold for a proper hatch if they remained at the mercy of nature. Pepe was able to dig approximately 300 eggs from these nests and take them to sanctuary where the temperature will be warmer and they can be safeguarded for the next 6 weeks. We learned that Pepe has been hired by Cabo Riviera to do this good work. They also provided the quad that he uses to get back and forth from the beaches in our La Ribera area.



## “LIGHTHOUSE POINT ESTATES AS EXPERIENCED BY MJ” ON FACEBOOK



Want to stay abreast of the daily activities in LPE? Miss our sunrises and sunsets? Want pictures of our wildlife, fauna, flora and marine life? Then, “Like” us on Facebook. The page was created by Mary Jane Keehn to promote everything positive about our development, our neighboring towns, our beaches and the culture. All posts and comments should not be taken as endorsements by the LPE community at large. She welcomes all owners to “like”, “share” and “comment”. All contributions of your own LPE experiences are also welcomed. Click <https://www.facebook.com/lighthousepointstates?fref=nf>

