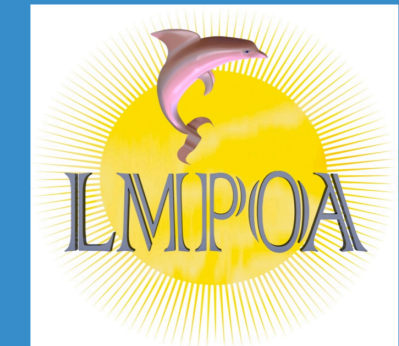


RenterResponsibilities

Short term renting brings with it responsibilities to our neighbors and to the community. Some of our residents have expressed strong concerns about issues they've experienced with short term rentals, including:

- Renters' cars obstructing our streets and parking.
- Overflowing septic tanks, overloaded garbage bins and placement of illegal holding tanks on the beach.
- Wild and sometimes dangerous parties, loud music, fireworks and uncontrollable late-night noise.
- Inadequate screening of renters to ensure proper behavior and sensitivity to adjacent neighbors (which has resulted in physical threats to neighbors who complained about improper renter behavior).
- Unleashed dogs, as well as dog poop, left in the street.

We all share responsibility for enhancing our community. If you are renting your property – short or long term – please be aware of these concerns and do your part to prevent these issues.



LMPOA CC&R* Progress Report by Steve Zimney

Back when I was president of LMPOA from 2005 to 2008 we first attempted to create CC&Rs for the community. I think the word “disaster” is probably the best one to describe that effort. Too many rules; and too complicated (yes, we did try to include the kitchen sink). And, because most of the added regulations could not be forced on existing residents, many homeowners rightly pointed out that “No one would legally be required to follow them.”

So, we started over in 2016. But this time we haven't made the same mistakes. We now have only 5 regulations that cover any property development activity in our La Mision subdivision. And, importantly, these 5 rules are not new. They have existed since the beginning, as part of the two Stocker Trusts and in the zoning and construction regulations at Control Urbano in Ensenada.

So, let's debunk the most misinformed rumor we have been hearing of late, namely that the CC&Rs apply only to LMPOA HOA members. Not true! These regulations are legally applicable to all property owners in the community. Because you have a deed (if you're Mexican) or a fideicomiso (if you're not a Mexican citizen) you are bound by the rules established in the Stocker trusts (which are included in those documents.)

These trusts, and the construction rules they establish, “run with the land.” They do not expire and anyone who buys your property will be agreeing to abide by those trusts, as you did when you purchased your property. So, one might ask, “If these 5 rules already exist, why did we need to establish them again?” The answer is pretty straightforward.

Currently, all the various written authorities and existing governmental regulations that we rely on are scattered. Some are in Ensenada, some are in Mexicali, and some are in Mexico City. Thus, our current effort had one main purpose – to put all these references in one place so that they are all easily accessed by Control Urbano; and to establish LMPOA as having also adopted those same 5 rules going forward, thereby giving us legal “standing” to represent the community with regard to property development enforcement issues in the future.

We now have the authorization we need from Control Urbano in Ensenada. The following 5 (abbreviated) property development regulations are fully in force:

- No subdividing of lots.
- One single-family home per lot...No commercial development.
- Height limitation = 2 stories (from lowest point on lot).
- No temporary housing (e.g., RVs, trailers, etc.) to be used for full time living.
- No raising or maintenance of livestock.

What else is new? Control Urbano, along with their authorization, has indicated in writing that they will not approve any new building permits in our subdivision without the prior consent of LMPOA's review committee which will look for compliance with these five regulations.

* Covenants, Conditions & Restrictions (CC&Rs) are limits and rules placed on a group of homes or condominium complex by a builder, developer, neighborhood association, or homeowners association.

Water Water Everywhere and not a drop to Spare!

John Stadelmann has been involved with the La Mision Water Company for the past six years, and has been its manager for the past two. He and the Water Company board just submitted an enormous package to the Mexican authorities for approval of our mandatory ten-year license extension, due in December.

We have 165 water hook-ups in the La Mision community, and 19 hook-ups to our neighboring communities. Each hook-up is allocated 280 gallons per day, which is averaged out over three months with no penalties if there is no overage during that three-month period.

John is currently working on a proposal for a water desalination system which you can read about at www.lamisionwaterco.org.

“The Water Company is managed as a democracy and everyone is treated equally,” explains John. Every thing is working well with the help of our workers, Chuy and Martin, as well as the board. Of course, water is scarce and precious here in La Mision, but we can all do our part in conserving water by putting limits on our showers, checking our faucets, toilets, hoses, and pumps for leaks, and being aware of our water usage.”

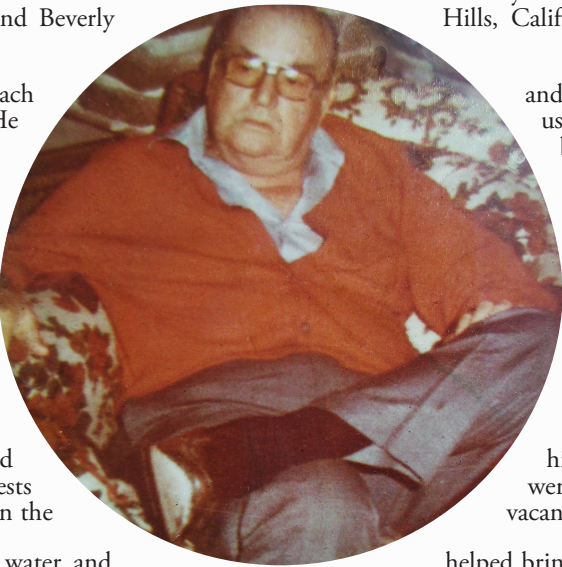


John Delande Stocker Alatorre

Part 1 - A Tribute to Our Founder

John Delande Stocker Alatorre, our La Mision founder and most celebrated resident, was born January 2, 1908, in Alamos, Sonora Mexico to Ana Maria Alatorre from Mexico City. His father, Ziba Oakes Stocker II, was a civil engineer from an established family dating back to the 1700's in Charleston, South Carolina.

John was educated in Los Angeles and Atlanta, Georgia. Upon graduating with a degree in civil engineering from Georgia Tech, John held various jobs, one of which was public relations for Coca Cola in Mexico City. In 1945, in Mexico, he married Drusilla Ann Dunn Hills, California. Six years later, in 1951, they had twins



In 1946, John purchased the La Mision beach from the Felipe Crosthwaite family. He Crosthwaite well for community water and first subdivision in Baja California.

John was a hunter and belonged to the his fellow club members frequently pheasant and rabbit. At “The Riviera,” in Ensenada, John met Clark Gable, (The Cowardly Lion of The Wizard wife, Eve Lucas, enjoyed visits from their Award winner), and Mary Martin (Peter restaurant.

People who knew John Stocker described sold lots to people he liked. His interests riding. In the early years, he kept horses on the

He was in charge of the roads and the water and good party and a good drink, had a dry sense of humor, respected by everyone. La Mision was his domain and everyone depended on him. So when John passed away at age 64 due to a heart attack on September 19, 1972, La Mision suffered a great loss.

Let us all remember January 2, as John Stocker's birthday, and raise a glass in his honor. If not for John Stocker and his family we would not have this fabulous community to enjoy.

La Mision's Tres Mujeres

These three ladies (L-R Molly Post, Bev Wilburn and Cindi Kirchhoff) have provided thousands of volunteer hours in our community over the past 15 years. Molly Post, long time LMPOA treasurer and past LMPOA president, established a new well as water company manager, and has been involved with BECA since 1999. Cindi Kirchhoff, an animal rescuer and founder of El Rancho Exilio Animal Santuario that provides free spay and neuter services throughout the year, is active in protecting the estuary and has also been involved with the water company and with BECA for many years. Bev Wilburn served as president of LMPOA for two terms, is very involved in BECA, helps with the Food Bank and La Mision Children's Fund, and is currently managing security on the beach. Our diverse community owes a great debt of gratitude to these powerhouse women for the tremendous support they have provided to the La Mision Community.



L-R Molly Post, Bev Wilburn, Cindi Kirchhoff

Preserving & Protecting the Estuary

By Cindi Kirchhoff

Several years ago the non-profit group called ProEsteros joined with Profepa, the federal branch of the Mexican government that controls environmental things, and the local La Mision Ejido officials to help protect the estuary in our community. They formed a group called El Comité de Vigilancia Ambiental.

“They formed a group called El Comité de Vigilancia Ambiental”

Several local residents were appointed to the group.

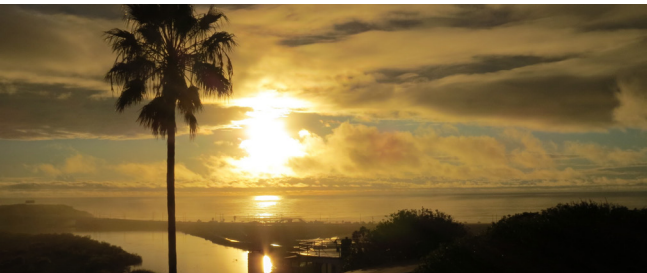
The lawful use of this tract of wetlands is to provide natural open space protecting water for marine life, habitats for animals (over 250 bird species)

and the maintenance of indigenous plants. This wetland is designated by Mexico as a protected estuary and is in the process of being recognized internationally.

Since many local residents had been working on preserving and protecting the estuary for years, we were happy to work with this group. LMPOA and the BECA Committee also support the efforts.

To date, we have monitored the quality of the water with the help of Universidad Autonoma de Baja California (UABC.) Three years of testing in the same locations has allowed us to see the quality of the water is good and has improved over the same time period.

The Ejido has helped put ditches, boulders and fencing to try and keep vehicles from driving in the wetlands and destroying delicate plant materials. It is an ongoing challenge, but the boulders keep coming every time we find a place where motorcycles and vehicles have found a place to enter the estuary.



Estuary at Sunset

Fish Tales

At his traditional family fishing contest on September 9th 2017, Ryan Wiegand caught a 27"- 7 pound halibut right here at Playa La Misión. “I used a small plastic surf grub, motor oil in color, on a #2 hook, with 10 pound monofilament line,” says Ryan. Other types of fish caught on the La Misión Playa are Surf Perch, Corbina, Halibut, Yellowfin Croaker, Jack Smelt, Leopard Shark, Sand Shark, and Bat Ray.



Clam-a-palooza!

As you may have noticed this summer, our beach has been drawing crowds of local “clammers” gathering five-gallon paint buckets, suitcases and burlap bags full of clams. Could this year’s bumper crop of clams be contributed to La Misión resident, Dr. Richard Northcraft’s seeding of clams in 1960? Perhaps it’s the unusually warm waters, the high tides, or our great weather.



Local Ryan Wiegand catches 27" halibut on La Misión beach making a haul!



Tracy Byars galloping La Misión beach with her daughter, Madelyn



Avid La Misión surfer Bobby Casidy

WOW! How Things Have Changed

By Kathy Duran - When my husband and I first visited La Misión in the spring of 2003, we visited most of the communities between Playas de Tijuana and Ensenada, but nothing shouted “THIS IS IT!” until we drove through the La Loma entrance of La Misión. Back then, there was no gate or guard shack, just the dirt road and lots of spring flowers.

From that moment on we were determined to find the perfect spot here. With help from Luz Elena Caballero we found a wonderful lot and an incredible arquitecto, Hector Zavala. Against the advice of many friends and family back home, we jumped right in, started the building process and never looked back. What joy this home and community have brought!

At that time there were only 54 homes on the hill. La Loma La Misión is now home to 133 dwellings - an increase of almost 150% in 15 years. Most homes are single family, with a sprinkling of duplexes and other multi-unit homes. We even have one “tiny house.” Only five are currently under construction.

By my estimate, 62 homes are occupied full-time. From families with kids to single retired folks - all make a contribution to our vibrant, eclectic community. In the early days, this was a community of mostly part-time elderly folks willing to live without the benefits of electricity, phone, TV and Internet. Now, with all of these luxuries available, plus growing employment opportunities, our neighborhood is attracting all ages.

La Loma folks are well represented on the important community-associated committees, including BECA (9 members), the water company (3 of 5 board members) and the homeowner’s association (LMPOA - the secretary is a Loma resident). The desire to contribute in a meaningful way and become a part of our adopted country is of paramount importance to many of us.

LMPOA Security

It's Everybody's Business

At the end of last year’s general assembly meeting, John Stadelmann felt his wife Sandy’s elbow poking him in the ribs. The question had just been asked by then President Beverly Wilburn, “Do we have a La Loma volunteer to manage security?” So John, already President of the water company, took on another “hat”. During three separate meetings with the guard staff of both La Playa and La Loma, John helped the security team assemble a five-page process document that clearly establishes what the guards do and how they do it.

Security by the Numbers:

On La Loma, only half the residents pay annual fees to support security. But there are frightening statistics. Since just last September, six (6) cars were stolen on La Loma, six (6) more were broken into for batteries and parts, ten (10) homes were burglarized, and there were 23 reports of trespassers/night stalkers. No less than 40% of residents were impacted by crime in eleven months!

So John invited neighbors to join an ad hoc security team who recommended La Loma establish a night patrol. There will be a motion at this year’s general assembly meeting on September 1st to increase fees twenty-eight cents per day (which equals \$100 per year)

to fund the night patrol and to give La Loma guards a small raise so that their pay is equal to the \$2.50 per hour that La Playa guards receive. Guards on La Loma include day guards Daniel and Alfredo Junior, and night guards Julian and Emmanuel.

La Playa security is funded separately from La Loma Security. La Playa enjoys a 90% participation rate from its 80 resident homes. La Playa day guards include Jose and Alfredo Junior plus Gabriel who patrols the beach on summer weekends to prevent vehicles from entering the beach. Night guards are Alfredo Senior and Martin. Alex is La Playa’s roving night patrol. The beach has experienced no stolen cars this year, and few break-ins. Beverly Wilburn has returned to manage La Playa guards as of July, helping to lighten the load.

Security is Everybody’s Business:

“We all need to do our part,” says John. “We need to make it difficult for people to break-in by locking windows and doors, providing security lighting and alarm systems, and paying our annual security fees due in September each year.” Thank you once again John for taking on more than one can expect from a volunteer.

In Memory of Peggy & Bill Hartzell

The Hartzell’s have been residents of La Misión for the past 40 years. In the 80s Bill and Peggy Hartzell helped establish a shoe fund for the many barefoot children of La Misión who needed shoes to attend school. Later this shoe fund (started by recycling over 200,000 aluminum cans) grew into the BECA program.

This past January, just four weeks short of her 104th birthday, Peggy passed away. As a tribute to his parents and the community, Andy Hartzell recently refurbished the stairs next to their home leading to the beach, which were hazardous and in dire need of repair.

“My mother was 98 when she made her last trip down and back up the beach steps near our home on the Playa,” explains Andy. “Making those stairs safer and installing a plaque to commemorate my parents just seemed like a great way to continue their tradition of contributing to this community they loved so much.”

ANNUAL CALENDAR

JANUARY - La Misión Water Company annual fees due

FEB/APRIL - Whale watching season in Guerrero Negro and San Ignacio

APRIL - La Misión Water Company annual meeting (2nd or 3rd Saturday)

MAY - Mexican Mother’s Day - May 10

Fiesta de La Misión (rodeo, bonfire, folk loric dances) - Memorial Day weekend
Rosarito Beach Arts Festival

JUNE - Mexican Father’s Day - June 17

AUGUST - Vendimia (entire month of August)

Baja Blues Fest at the Rosarito Beach Hotel - 3rd Friday, Saturday & Sunday

SEPTEMBER - LMPOA annual meeting - Saturday of Labor Day Weekend

Fandango - Sunday of Labor Day weekend
Beach and Hill Security fees due - 1st week of September

Mexican Independence Day - September 16

Rosario/Ensenada Bike Ride (free road closed from 9-12 at La Fonda turnoff)

- Sept 29

OCTOBER - LMPOA dues and fees paid by the 15th receive a discount

NOVEMBER - Day of the Dead - Nov 2
Revolution Day - Nov 19