

Lighthouse Point Estates Newsletter

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

SEPTEMBER 2016

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A WORD FROM YOUR PRESIDENT – JOYCE HARCZO

I want to share with you the Board's efforts in making our Homeowner's Association a community of neighbors whose homes, environment and investments are safe so we can enjoy our beautiful community of friends and family. This requires each Homeowner to pay their dues, maintain their property, adhere to the CCRs and offer your time and efforts to be on the board.

The board has dealt with security on the beach, stopping access into LPH private roads from the beach, discouraging vehicles from driving and camping on the beach. The beach is under the government jurisdiction and they would have to enforce their laws. Owners need to stop using private lots to access the beach. By using these private lots you are destroying the topography of the owner's lots and owners that have homes near these lots are having traffic passing their homes. The HOA has Beach Accesses in all Phases. This is how you access the beach. Please have consideration for your neighbors.

An issue that the board addressed was dogs running unsupervised on the beaches and roads. We had an incident of a child being bitten by a dog. Fortunately, Dale Gardner dealt with this problem in a timely manner with the visiting family, and assured the family that the dogs had its shots and the dog's owner paid the child's medical bills. Our CCR's have leach dog rules and the board encourages all owners to follow those.

The board received and accepted the resignation of our Secretary, Melanie Williamson. Due to a promotion in her job and family health issues, she regrets that she cannot fulfill her term as Secretary. Melanie served the community on the board with a year and a half as Member at Large and then Secretary. Her contribution of setting up our Website www.lhphoa.org is greatly appreciated. Melanie thank you for your service to the community.



The community needs your service. We need someone to fill this position as a substitute Secretary until the February 2017.

The position would not allow voting rights on the board, but access to all communications and discussion on the board. The secretary would maintain all communications and record all minutes of board meetings. We need you now. Please contact me at jharczo@frontier.com

On Sept 3, I received a letter from Mariano Mariscal Asunsolo informing the board that he has dissolved the Master Trust. This will allow all owners who need to get their property in their name, (A Fidelcomiso), or sell, can proceed with that process. As the letter stated the owners must pay for all their dues, taxes and other cost still owing to proceed with this action. I have attached that letter for your review. If you want to pay your dues, please contact our Treasurer, Chuck Troutman. At lighthousepointtreasurer@outlook.com



This is good news for the HOA. It will allow homeowners to make their investments a safe and legal document. I encourage you to move quickly to close these transactions, so no other legal process can prevent you from legally owning your property. Contact the developer so you can proceed. He may be contacted at Costa Azul Internacional, Real Estate Broker for Desarrolladora Mar for any information you may require for closing . Their phone number is 619 270 8771.

I am very optimistic about our future at our Lighthouse Development. We are moving into a good phase of our HOA and will continue to be thriving community. Thank you for doing your part in following the CCR's and being a part of our Community

Joyce Harczo, jharczo@frontier.com

MEET THE BOARD OF DIRECTORS:

- Joyce Harczo, *President*
- Dale Gardner, *Vice President*
- Chuck Troutman, *Treasurer*
- Melanie Williamson, *Secretary*
- Sandra Kadi, *Member-at-Large*

COMMITTEES:

- **Architectural Committee** *Chairperson*, Mary Jane Keehn
- **Security Committee:** *Chairperson:* Dale Gardner
- **Property Manager:** Ruben Mejia



SUMMARY OF AGM FEBRUARY 2016

(email sent on Feb 21, 2016)

Dear Lighthouse Point Owners,

I am pleased to announce the results of the 2016 Lighthouse Point Estates Annual Meeting election. If you were able to attend, or if you provided a proxy vote, thank you for your involvement. If you didn't vote this year, either in person or via proxy, the entire board urges you to become involved next year.

The position of president was separated by only five votes -- so yes, YOUR

President: Joyce Harczo (newly elected)

- Vice President: Dale Gardner (not up for election)
- Treasurer: Chuck Troutman (not up for election)
- Secretary: Melanie Williamson (newly elected)
- Member-at-Large: Sandra Kadi (newly elected)

Again, your participation and involvement is appreciated, and will ultimately make Lighthouse Point Estates a stronger community.

ANNUAL GENERAL ASSEMBLY

Several Positions are coming open, as a number of BOD terms are coming to an end. The new board will be voted in during the 2017 General Assembly meeting.

Remember, the
2017 General
Assembly Meeting
is scheduled for
**Saturday, February
11, 2017**, with the
quorum generally
the night before.



Why not consider taking on a board position yourself! Being a member of the board is a service to all owners, but is fun, gives you a chance to get involved in your community, and provides an opportunity to get to know your neighbors at Lighthouse Point. As I've mentioned before, you don't have to be a full-, or even part-time resident. You just have to have an interest in the making sure that Lighthouse Point Estates, and all decisions on behalf of the HOA (you) are made with all owners' best interest. We want this special place to be around for generations to come, and the care and custodial management of this place we all love must be overseen by those who truly love the place. The only requirement form BOD membership is that

Residente Temporal has been started. You don't even have to have the official card. I urge every owner of LHP to take a term on the HOA Board of Directors. Our future depends on it.

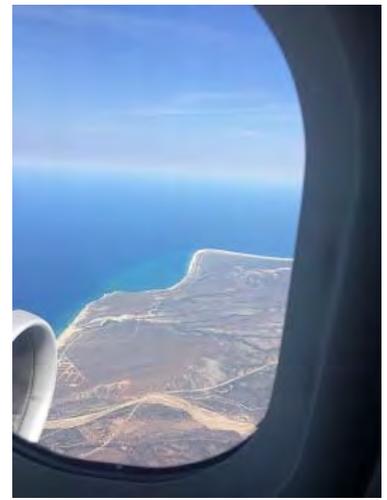
We all could use a break from winter come February, so plan to attend and make your vote count!

Melanie Williamson
Secretary

TREASURER REPORT:

As I write this note to owners at Lighthouse Point Estates, let me say that Angie and I retired and moved full time to Light House Point on March 1st. The time has flown and we could not be happier in our new home on the East Cape. Each morning we drink our morning beverage as we watch the sun rise over the sea. There are plenty of chores but also a time to relax and enjoy this wonderful place. I am learning how to fish!!!

We had a recent board meeting and I spoke with other board members about the financial status of the HOA. We are in good shape and will likely finish the



calendar year with revenue exceeding expenses. The board continues to invest owner dues in those budget items that help Lighthouse Point remain a very special place. Among the larger line items that make this place special are monthly expenses related to Security, our Property Manager, Landscaping, Infrastructure improvement, most recently our water system, Road Maintenance, etc. All of these budget expenses are important and together make Lighthouse Point Estates special and protects owner investment.



A heads up about how we are collecting our dues. Most of the owners chose this year to use the online option that provides online receipting and the most real time reporting. Second is the Wells Fargo deposit option. We have been able to identify 100% of the deposits made in these methods. The deposits made at Bancomer have continued to challenge us as most times there is no information that we get from the bank that helps us identify the owner who made the deposit. And as you know, we discontinued using the San Ysidero PO Box last December because that option was not reliable. Therefore, I recommended and the Board approved the following change in our dues collection.

- Dues paid online from January 1 to January 31 will have their HOA dues priced at \$360
- Dues paid at Wells Fargo from January 1 to January 31 will have their dues priced at \$400
- Dues will no longer be accepted in the Bancomer Account as of January 1, 2017
- There is no option for mail in payments any longer.
- Payments will be accepted in person by the property manager or any board member.
- Penalties for late payments will be very similar to the schedule used in previous years and will be furnished to owners on their January 2017 statement.

We hope to phase out all dues collection methods in favor of the online method as soon as possible. All feedback from owners who used the online method was positive and this method provides the best real time reporting of owner payments. Only offering the January discount for those who pay online is designed to prompt owners to use the online method.

It is my pleasure to serve the HOA as your Treasurer. I can assure you that we as your leadership are looking after your investment at Lighthouse Point as our first priority.

Chuck Troutman
Lighthouse Point Estates HOA Treasurer

MEMBER-AT-LARGE REPORT:

HOLA to LPE OWNERS,

I do not have much to report. We continue to receive the Treasurer Financials each month and we all can see that LPE is in improving financial shape. My family plans to visit LPE this November for several months; and I will



have more to report. Please remember that it is important to stay involved with the always-evolving situation/s re LPE and LPEHOA. Everyone on the Board wants to hear about your ideas for LPE and any ways or methods you have found to successfully solve particular problems. Tell us what has worked for you living as an ex-pat or tourist. See you all at the next Annual Meeting, I hope.
Sandra Kadi (lpehoamember@gmail.com)

PROPERTY MANAGER REPORT:

Summary of the Property Manager Task:

Ruben Mejia has done an exceptional job of managing projects to maintain our community at Lighthouse.

The roads have been kept in good condition and graded in a timely manner. He buys the gas for the grader, takes the blades to be sharpened and notifies La Ribera that we need our roads graded. He responds to the board's direction when they inform him of necessary work that needs to be done. Jim Hale notified the board of a fence being down and Ruben responded in one week with bids for the board and getting the job completed.

He oversees the landscape and irrigation in our common area. He has notified the board that the irrigation system needs to be replaced due to the frequent leaks in the existing system. He presented the bid for the project to the board. He manages the projects of retrofitting the water system to complete the final phases. He gets bids and oversees road repair inside our gate. He will be completing that task after the hurricane season.



Ruben monitors the security personal, effectiveness, and reports to the board. He maintains the office, guard house, gate and security cameras. The board is very fortunate to have him as our Property Manager. When you see him in the neighborhood, give him a big "Thank you",



ARCHITECTURAL COMMITTEE CHAIRPERSON REPORT: MARY JANE KEEHN

This is a year of good home building progress. Not only do we have two garage additions in progress, but also four approvals for new home construction starts: Lots C4, A10, A16, and A88. In addition to these approvals we have had numerous requests for the CCR Architecture Review Requirements indicating that many homeowners have seriously begun planning their homes and hope to start soon.

The CCR Architecture Review Committee requirements can be found in the full CCR document or in the Builder's Checklist which are both available for your convenience on our website www.lpehoa.org. Some of the more noteworthy points are mentioned here:

- Building height allowances are 5, 7, or 9 meters depending on lot location
- Mean elevation of your lot is the starting point from which your height is finally determined. If construction base foundations are above this mean elevation final home construction cannot be the full 5, 7, or 9 meters.
- Setbacks requirements from the property line are 2 meters on the sides; 6 meters from the road and 20 meters on the beachfront.
- Perimeter wall types must be stone, block or concrete and of heights no more than 2 meters from the mean elevation.
- Waste water systems must be aerobic.

It is important to also note that overnight worker camps are not being allowed on construction sites. All workers must comply with the Security entrance and exit policies of Lighthouse Point Estates.

Construction plans for approval must be submitted electronically to lighthousepointarc@gmail.com.

Letterhead "DESARROLLADORA MAR, S.A. DE C.V."

Mexico City, September 01, 2016

LIGHT HOUSE POINT ESTATES
HOMEOWNERS ASSOCIATION
MRS. JOYCE J. HARCZO, PRESIDENT

Dear Mrs. Harczo:

The purpose of this letter is to inform you that the Trust for "Light House Point Estates" was dissolved August 30, 2016; as a result of the foregoing, all the lots that have not been titled will revert to Desarrolladora Mar, S.A. de C.V., and this will expedite the titling process for such lots in favor of the respective buyers. This proceeding is already being recorded in the Public Registry of Property.

In this month of September we will be implementing a campaign that will last six months to complete the titling process for all the lots that have been sold and are current in their obligations.

Cordially submitted,

/one illegible signature/
MARIANO MARISCAL ASÚNSOLO
DESARROLLADORA MAR, S.A. DE C.V.

I, Alejandra Vellanoweth Gessner, Certified Translator from English to Spanish and Spanish to English, duly authorized by the Honorable Superior Court of Justice in the State of Baja California Sur per Official Document No. 027/992, do hereby state that this document constitutes, to the best of my knowledge, a true and accurate English translation of the document originally written in Spanish.

