

Lighthouse Point Estates Newsletter

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

DECEMBER 2017

IN THIS ISSUE:

- REPORTS FROM OUR BOARD MEMBERS
- REPORT FROM THE ARC COMMITTEE
- HOA WEB SITE IS WWW.LHPHOA.ORG
- 2018 AGM ANNOUNCEMENT
- POSITIONS OPEN FOR BOARD NOMINATIONS
- PROJECTS AT LIGHTHOUSE
- REPORTS FROM HOMEOWNERS
- SUGGESTIONS OR COMMENTS WELCOME

MEET THE BOARD OF DIRECTORS:

- Joyce Harczo, President
jharczo@frontier.com
- Dale Gardner, Vice President
moneymgt@mtonline.net
- Chuck Troutman, Treasurer
lighthouse.treasurer1@outlook.com
- Shane Tuckey, Secretary
LPEMaverick@gmail.com
- Sandra Kadi, Member at Large
lpehoamember@gmail.com

There has been some confusion by some homeowners who continue to access an old outdated web site for information. For current up to date information on Lighthouse we encourage you to use the HOA website that can be found at www.lhphoa.org. Here you will find a list of the HOA directors and their contact information, current CC&Rs, a builders list and ARC committee info (ARC committee chairperson is now Andy Williamson), an online method to pay your HOA dues, past newsletters, Annual General Meeting and much more! Please feel free to submit suggestions and ideas of what you want to see on the HOA website to Shane Tuckey, Secretary.

A WORD FROM THE PRESIDENT – JOYCE HARCZO

After the Lighthouse Point Estate Annual Meeting on February 10th 2018, my two-year term on the board as President comes to an end. I want to share with you the Board's accomplishments. The HOA Board now has 3 designated board members registered at the Bank in San Jose as signatories. Chuck Troutman, Shane Tuckey, and Dale Gardner are registered at Bancomer and each



Our Beautiful Beach

HOA check will require at least two signatures. In the future, newly elected members will register at the bank and retiring board members will be removed. When a new board member is elected, the minutes must be first notarized and then registered at the Public Registry. The bank will then admit those signatures with the presentation of those Registered Minutes. The board worked diligently to accomplish that task and will continue in the future. The board and the landscape committee were successful in replacing parts of the median in Phase One that was in very bad condition with new re-enforced concrete curbs, desert plants, boulders, rocks, and new irrigation. The fountain that previously never worked was refurbished with paint, water, electrical, and plumbing to make it a working fountain. Decorative rock made the project complete. A palm tree was added in the round-about planter at the first beach access.

Our Property Manager has overseen all these projects at LPE and I want to thank him for a super job. The board could not do it without him. When you see him out and about, give him a big thank you. The board has widened the first Beach Access Road, and moved the street and beach access signs to their proper place. The other access roads will be improved when the HOA receives past dues from owners. The board has moved the location of the Construction Entrance Gate and Road that was originally wrongly placed on an owner's lot and is now moved to the Common Area designated as HOA property. This was an unexpected expense that was paid for by the owners that pay their dues. As more owners pay their dues we will continue to improve our development. When the developer handed over the development to the newly formed HOA almost a decade ago, we were given an unfinished project. Since that time, the HOA has taken on the cost burden to repair the infrastructure in all the Phases. This is why all owners must pay their dues as required and specified in our CC&Rs. When some of you purchased your property, you signed contracts with this clause clearly stating your obligation to pay the HOA yearly dues, If you have not paid your dues, you are risking devaluating our property including yours. Please be a good neighbor, pay your dues. Even before you enter Lighthouse Point Estates you are driving on roads that are graded with HOA funds. At the entrance gate, the HOA pays for your security. Once inside Lighthouse you have the benefit of security, perimeter fences, landscape services, repaired broken water lines etc, all done with HOA funds, The HOA employs a newly hired accountant, to ensure our bookkeeping practices are compliant with Mexican law. The HOA continues to receive legal advice to ensure we are well managed, registered and protected. The dues amount to \$1.00 a day, if you pay by January 30. You bought property knowing there was a HOA that has CCRS and Dues. PLEASE PAY YOUR DUES AND ADHERE TO THE CC&Rs as a good neighbor and member of our LPE community. The board needs your help by having all owners follow the CCRS, which includes keeping your dog on a leash when not secured in your property. Pets cannot run freely at will. All pets must be in a controlled environment. The Property Manager will give out notices to the owners for this violation. Three notices will be cause to turn the violation over to the local police. Be a good neighbor and ensure your dogs are not running loose. The CCRS limit pets to 3 animals per property. The board needs you as an owner and HOA member, to do two things: #1- Pay your dues and #2: Volunteer your services for two years on the Board. There are two positions open, President and Member at Large. "Secondly, if you cannot attend the AGM," WE NEED YOUR PROXY". This will assure that your HOA remains in the control of home owners who belong to the HOA. If you do nothing else in January, Please Email Your Proxy to the board. "Protect your Property Rights" In closing, I want to thank the board members for your support and dedication in making the LPE HOA THE BEST IT CAN BE. Your time, your patience and understanding has made my job enjoyable. I could not have done it without all of you, including your spouses. I will continue to work with the new President to support his/her knowledge and assist with the understanding of the duties of the board, so the transition will be smooth. I hope to see all of you on February 10, 2018. It would be wonderful to see a lot of new faces. Lighthouse is a great place to live. To all my fellow HOMEOWNERS, I wish you all a Merry Christmas and a Happy New Year. ~ Joyce Harczo, LPE HOA President



MESSAGE FROM THE VICE PRESIDENT – DALE GARDNER

Hola mi amigos!

The World Series, Halloween, Dia de los Muertos, Thanksgiving and Christmas are all precursors to the annual meeting of the Lighthouse Point Estates on the second Saturday of February. The annual meeting is a very important event and the HOA needs your vote and your support going forward.

Over the past 2-3 years, your board has worked diligently to put your HOA on-track for success financially, functionally and aesthetically. Frankly speaking, it's a big job that is being done by a handful of dedicated residents whose interests are your interests as property owners. We need your help! The HOA cannot function without the support of you, the property owner.

If you have yet to acquire the title to your property, i.e. your "fidecomiso", it's imperative that you do so without delay. Without it, according to Mexican law, YOU OWN NOTHING; the developer still technically owns your property. Whether you have your fideicomiso or not, it's important that you are current with your HOA dues, both those that are currently due and those that may

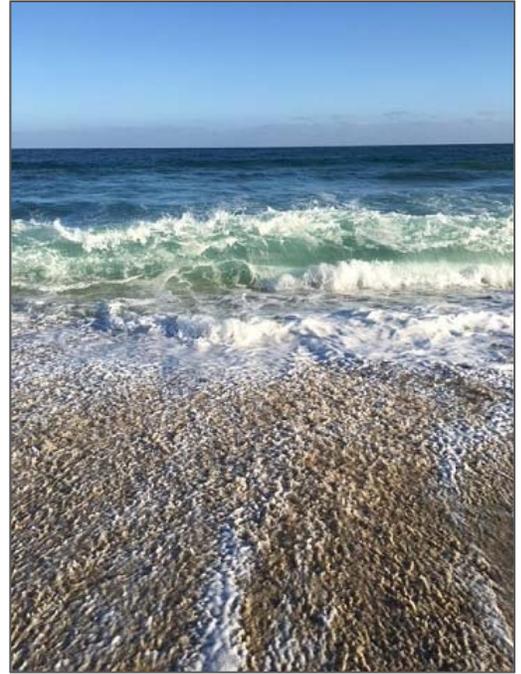
be in arrears. By being current with your HOA dues, you are entitled to be a voting member within your HOA and that will give you a voice in what type of community Lighthouse Point Estates becomes. If you don't, someone else will decide for you and that may not be in your best interest.

Please contact the HOA to determine your dues status, get current if you are not and become an active member of YOUR community in an effort to protect your investment. ~ Dale Gardner, LPE HOA Vice President



TREASURER REPORT— CHUCK TROUTMAN

I have continued to maintain the financials of the HOA over the past year. The HOA is in good financial shape. We intended to spend down the reserve on some capital improvements this year so we will finish the year with expense exceeding revenue. More on that in a moment. The monthly billings have gone out each month without fail. We continue to receive positive comments from many owners about the website payment option. This online system provides the owner an immediate receipt upon payment. I get a copy of that receipt within 1 minute so I can update the owners payment record. It is a fabulous system. I hope more of you will use this system in the upcoming year.



This year we budgeted up to \$40,000 in capital improvements to our common areas. We spent just over \$20,000 on projects to improve the look and function of the common areas. The largest project was a facelift of our main entry. The curbs in the first block of our entry were ugly and broken. The plants were not attractive. The fountain had not functioned in many years. We have replaced both the curbs and the plants in that section with desert cactus and other desert plants. It is quite attractive. The fountain runs each day. We are even saving water by having desert plants. Many thanks to Marianela Pita and Angie Troutman for seeing this project through several setbacks and challenges. You can be proud of the end result.

We also have been maintaining the dirt access road into our community. The community of La Ribera has been unable to maintain this road and it was becoming very difficult to travel. So we responded to owners, realtors and others who frequent our community and have improved the maintenance of our access road. After the most recent hurricane, the access road was not passable even with 4 wheel drive. Within a few days we were able to get the road scraped. Today, a month after the hurricane there are roads all around La Ribera where you cannot pass but we have good access. Our entry road is usually in need of maintenance every 2 weeks because of the soft sand in the final mile to our entry. We are scraping that part of our access road on average 2X per month.

I would love to visit with you if you get down to Lighthouse Point. Angie and I will pour you a sweet tea (that's a southern thing) if you come for a visit to C14. ~ Chuck Troutman Vice President



SECRETARY REPORT — SHANE TUCKEY

It has been a busy busy year.

- The fishing improved this summer and fall, satisfying almost everyone. I am still out at the point almost daily trying my luck.
- Although tropical storm Lidia dumped record amounts of rain on the Baja, LPE received minimal damage to our roads.
- There has been a lot of new construction in Lighthouse and much more scheduled in the coming months. There have been many questions and concerns by owners who are still in the process of getting their title. **If you do not have title to your property, then most likely you do not own the property.** It is strongly advisable you seek assistance immediately or you will face the risk of having the property repossessed by the developer.

- **We need your proxy vote this year more than ever** to ensure that home owners remain in control of your HOA 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 me at LPEMaverick@gmail.com I will ensure that your vote goes to supporting home owners.
- We are still working on estimates for high speed internet for Lighthouse Point. Telmex has been very slow in providing us their report.
- Finally we need your help. Your contributions of ideas will be very appreciated and will assist the board in prioritizing their efforts in improvements for our Lighthouse Point estate community.



IN AND AROUND LIGHTHOUSE POINT



Emergency Medical center in La Ribera is on the main road near the first curve into town. *Open 7 days a week, 8am-9pm | Phone: 624-130-0067 (not always answered)*

Community Improvement

We have been lucky enough to have the assistance of two Lighthouse Point Estates residents who contributed their expertise and time on this project. You will all remember the crumbling curbs you used to see when you first entered Lighthouse. Well no more. Thanks to the efforts of Angie Troutman and Marianela Pita we have over 100 yards of new and improved curbing starting near the front gate. As well the new desert landscaping fits in perfect with the surrounding area and cuts down on costly water expense. And the entry fountain is once again functional, adding to the aesthetics of the community.



ARCHITECTURAL COMMITTEE CHAIRPERSON REPORT – ANDY WILLIAMSON

ARC NEWS WRAP-UP FOR 2017

2017 has been a busy and eventful time for us on the Architectural Review Committee (ARC). On the building projects side we have had 4 owners complete their projects that were started in 2016. We have 2 projects that were started early in 2017 that are now in mid-construction and we look forward to having them completed soon. We are in the final stages of approving 4 new projects that should begin construction late 2017 or early 2018. The fun never stops.

We have also had a few owners who have started projects on their lots without submitting plans to the ARC for approval and I just want to clarify what is allowed to be done to lots before drawings are submitted to the ARC. From the CC&Rs that are a part of

every owners contract, Article 18 states “Owners will not undertake by their own initiative or by means of temporary or permanent occupants of their Property, any remodeling against the property, and the Condominium general appearance and good standing.

If major construction is needed must to have a new authorization by the ARC....” (the bad grammar is part of the CC&Rs). In addition, Article 19 states “To undertake water, electric and septic works within their lots, the Architectural Committee’s consent is required.....” As the ARC we take this to mean that anything that alters the natural profile of the lot is not permitted prior to approval.

A partial List of things that we would consider acceptable to do without ARC approval follows:

- Clearing brush from the lot. This could be done by hand or machine but must not alter the topography of the lot. It cannot impact your neighbor’s lot by tracking over their property with equipment or leaving debris behind.
- Installing a monument for an electrical meter and installing the meter itself.
- Installing a monument for a water meter and installing the meter itself.
- Pre-construction planting area for trees and plants. Getting plantings established is a long process on the East Cape and getting a small, personal nursery established is fine. You must use your own metered water supply and cannot alter the topography to do this. Be mindful of the required setbacks when doing this.
- My personal favorite acceptable activity is to visit your lot and sit in a comfy beach chair with a frosty beverage and imagine life in Lighthouse Point when you finally get to build your dream house. Toast the sunrise or turn around and toast the sunset, both are spectacular.

On a personnel note for the ARC, Mary Jane Keehn has decided to step back from her duties on the ARC. Her dedication to the ARC and the care and concern she has had for LPE while on the ARC will be missed, a lot. She is the reason why I am involved in the ARC. Thank you MJ for all you have done. Your time and dedication have made LHP a better place to live and build.

We are excited to welcome Mark Lotz to the ARC. Mark is a Chartered Professional Accountant, practicing publicly through his firm Lotz CPA, Inc. Having qualified in 1994 he brings a wealth of experience in business, tax and consulting. Formerly a CEO and CFO in the brokerage industry, Mark also has senior management experience in the mining, manufacturing and digital media sectors. He provides strategic tax and business planning and is a sought after expert for complex contractual issues and financial quantification. He regularly consults with legal firms acting as an expert witness on matters of securities regulation and litigation. He sits on the board of and is a member of the audit committees of Canada Jetlines Corp. and Logan Resources Ltd., both TSX venture issuers. In addition he serves as the CFO of TrackX Holdings Inc., the Canadian parent of a U.S. based assets tracking solutions provider. He further has senior roles with Vodis Pharmaceuticals Inc. Radiant Health Inc. CSE and TSX-V listed issuers. We are lucky to have Mark join us in our important work.

As always, please feel free to reach out to me with questions at BajaUtah123@Gmail.com

LOOKING FOR A REASON TO VISIT LIGHTHOUSE POINT ESTATES? WANT TO GET OUT OF THE GRIPS OF WINTER IN FEBRUARY? WHY NOT ATTEND THE ANNUAL GENERAL MEETING OF THE LIGHTHOUSE POINT ESTATES HOA? February is a beautiful time of year on the East Cape. The winds of winter begin to die down, the temperatures are warm with cool breezes, and it’s a great time to meet new friends and owners of LHP and get involved with your community. Details on the next page!



A Happy LPE Owner Enjoys His Office

ANNUAL GENERAL MEETING OF THE LIGHTHOUSE POINT ESTATE HOA

The 2018 Annual General Meetings are scheduled to start at **Saturday Feb 10, 2018** at 7:50am at the residence of President Joyce Harczo A 17 Lighthouse Point Estates.

The call to quorum will take place Thursday Feb 8, 2018 at the Vista Restaurant in La Ribera at 6pm. (More info with proxies and ballots will emailed out to the owners)

IMPORTANT! We need your proxy if you're not going to be there! Proxy information will follow in the coming weeks. Please be involved and help grow our community.

Board positions that are open for nomination are:

- President
- Member at Large.

Both are two-year terms. Please email your resume to Shane Tuckey Secretary at LPEMAVERICK@gmail.com and he will ensure your name goes on the ballot. We need your help. If you want to make Lighthouse Point Estate a viable community, please make every effort to be a part of the community you have chosen to live and make an investment for your future.

CANDIDATES FOR BOARD POSITIONS

PRESIDENT

My name is Charles Lemay. I'm a retired contractor from B.C., Canada. My wife and I are a blended family with four children and two grandsons. My wife and I fell in love with Los Cabos eleven years ago and immediately purchased our lot here at Lighthouse. We are currently constructing our retirement home here and hope to enjoy many years in this amazing community. I look forward to working with the HOA group to keep everything moving forward.

MEMBER-AT-LARGE

My name is Susie Sullivan, and I'm a candidate for the member-at-large position on the LPE HOA Board. My husband Joe and I are located down by the lighthouse in Casa Colibri, D-97 and in Chicago. I grew up in Michigan, where I spent summers SUP boarding on boards handmade by my dad way before anyone even heard of that activity! My education was as follows: Detroit Country Day School for high school, Kalamazoo College and University of Arizona for undergrad, and Wayne State University Law School for, obviously, law school. Joe and I met our first day of law school and married 4 years later. We have two adult kids. Over the years I practiced law in law firms and in-house in corporations with a concentration in commercial transactions, aka the review, negotiation and drafting of commercial agreements/contracts. Because Joe's job moved us around a bit, over the years between lawyer jobs, I also ran my own pet sitting business, worked as a magazine editor and substitute taught. I served on the board of a private school, Gibson School for the Gifted. I'm now retired after a health-related wake-up call, enjoying doing volunteer work. In Chicago I work at the Ronald McDonald House and the Anti-Cruelty Society, and in La Ribera I work with Amigos de Animales. These positions are the most rewarding thing I've had the privilege and time to do. I look forward to contributing to our community by serving on the board.



MEMBER CONTRIBUTION

Long Distance Lighthouse Point Living ~ Melanie Williamson

My husband Andy and I, like a lot of owners at Lighthouse Point, don't yet have the pleasure of being in East Cape more than a few weeks a year. We finished our home over 3 years ago, and the longest visit we have been able to manage was 3 weeks last year. We are in the category of "Vacation Owners," not even part-time residents, let alone full-timers, at our little piece of paradise. We built our home with the intent to retire in Mexico, and in the meantime, we use it as much as our full-time jobs and 10-year-old Golden Retriever allows. Which ends up being about 4-5 weeks a year, generally spread out between October and June when our Utah home is offering a less-than-pleasant climate.



There are definite advantages to having built our retirement home long before we'll stop working. We know what our plans are, and we won't have to look at each other with blank stares on Day One of retirement and say "Now what?" We have a ready-made vacation spot, complete with wardrobes for any weather and even a guest room to invite friends and family, so they can see for themselves we are not crazy after all. But it can also be very difficult.



Thank goodness we have an incredible property manager who takes very good care of our place while we're absent. But there are so many days we hear of happenings at LHP through friends or the Facebook page and we are not there to experience it firsthand. We are at the mercy of those who are there to provide news and updates on progress and challenges, and I'm sure we miss out on a lot. I spend a good portion of December and January looking longingly at pictures and videos I've taken over the years to get myself through the 16 degree weather of Utah winters. And there is always the promise of the next trip, usually a February sojourn for the annual BOD HOA meeting. But it just isn't enough, and I long for the day our jobs and financial situation will allow us to ease first into part-time residency, and then full-timers for good.

There is both a benefit and drawback of owning a home in a beach community: We have a built-in vacation destination. Sure, it's an economical and always-wonderful vacation spot. But while we promised each other we would continue to travel, once we built a home in Mexico, we have only ventured out of Baja twice since we bought the property in 2010. It seems there is always something to fix or stuff to take down or residency paperwork to file, or just the fact we miss our beach, that drives our vacation decision. And

usually there is nowhere I would rather spend my precious vacation days than the East Cape. But I do envy, just a little, my friends who are spending their vacations in new and exotic places, seeing things for the first time and playing tourist around the world. That will come. Once we're full-time in Baja, we'll travel to Scotland and England and Italy and even Glacier National Park. But for now, we are grateful we have a plan in place, a home completed, and the status of "vacation residents." It's so much more than I ever dreamed possible, in the most beautiful spot in North America, and it's full of people going through, or already gone through, the exact same things. And we are grateful for that. We are the few, the lucky, the not-exactly-completely-nuts owners of Lighthouse Point Estates. I'm honored to be part of this tribe.



MEMBER CONTRIBUTION

Turtle Release at Lighthouse Point Estates ~ Marlene & Kevin McGlensey

80 baby Olive Ridley turtles were released into the water by Lighthouse owners on 11/3/17. A huge thank you to Pepito for his preservation efforts and bringing the turtles to LPE for us to release. After imprinting on this beach, the females will return in approx. 15 years to lay their eggs. Tortugas weigh about 1 oz and the adults will average 100 lbs. Olive Ridley turtles are considered a vulnerable species and their population is down 50% since the 1960s. Conservation and education are important in helping them survive.



The turtles arrived in one big bin, each nest is approx. 75 eggs.



18 LPE owners and their guests get ready to release the baby turtles.



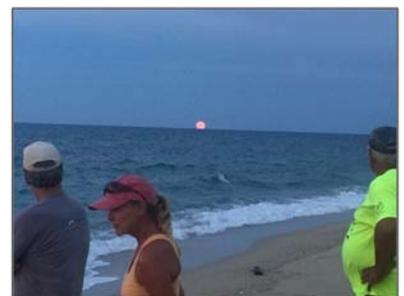
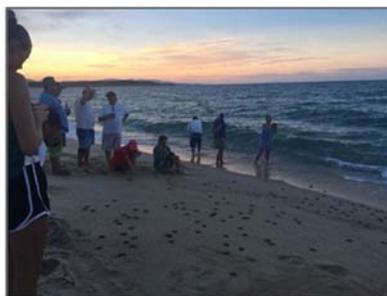
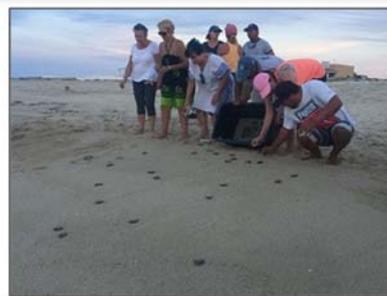
Deb Svoboda presented Pepito and Juan Carlo (Campamento Tortuguero Don Manuel Orante) with a lovely piece of art created and donated by Chris Lysdal, as well as an envelope with our monetary donation for the turtle cause.



Joyce Harzco and Deb Svoboda had never been to a turtle release before!



Marianela Pita wishes a baby Olivia good luck before she crawls to the water. She will swim for 3 days before finding a piece of seaweed or something to hide under and eat whatever comes her way. She will stay in this basic vicinity for 5 years before growing big enough to leave this area



The sun was setting beautiful pinks and purples as the last of the babies crawled to the water. When the nests are relocated to a protected area and the babies are safe from coyotes and birds, the hope is that 3 out of 100 live to adulthood (up from 1 in a 100). Although all of these 80 will live nice long lives. It was lovely to be with LPE residents – thank you all involved for your support!