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A WORD FROM THE PRESIDENT

2015 has been a busy year so far. There is still much to do at LPE before my term is over.

- LPE has received the original water contract and payment documents. The contract between OOMSAPAS and the developer was for 2.8 cubic meters of water. The developer paid for 1 cubic meter of water, and later added payment for .5 cubic meters more. December 2014, the developer finished paying the contract by paying for the remaining 1.3 cubic meters of water.
- The yellow Security vehicle (which was inoperable much of the past five years) has been sold and replaced with a new (pre-owned) ATV. The new one is easier for the guards to operate, cheaper to service, faster to get parts and with proper care it should last a long time.
- A “wish list” of future LPE projects to be completed before the next Annual Meeting:
 - Allow OOMSAPAS to complete Phase 3’s 98 lots to repair water pipes (lots with houses) and cap-off water pipes to lots. OOMSAPAS is charging \$68,208 PESOS total. They are charging the ‘cap-off’ rate for all the lots.
 - Clean up and paint the 20 LPE topes.
 - Erect 20 tope signs “warning” for vehicles to slow-down.
 - Erect 2 LPE signs at the ‘turn-off’ from the Cabo Pulmo Road onto the dirt road and at the Punta Colorado gate, directing traffic to LPE.
 - Erect one speed limit sign (in English and Spanish) at the gate. The previous one disintegrated and blew away.

~ Ruben Mejia | President

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View of Lighthouse Point from Punta Colorada



A MESSAGE FROM THE VICE-PRESIDENT

Hola to all our LPE friends and neighbors. Well, the good news is that we just dodged hurricane "Blanca". She veered west at the last minute and as she continued north, really lost her zip when she hit cooler waters. This is supposed to be an El Nino year so we'll probably find ourselves staring down a couple more storms before hurricane season is over. This is the first full summer my wife and I will have spent here since becoming bona fide expats. Moving here after 30 years in Alaska, we're finding the summer season a tad on the warm side...be careful what you wish for, right? The HOA board has scheduled a summer meeting for the end of June when a number of issues will be discussed. I don't believe the final agenda has been set but you will all be informed in the next newsletter as to the progress made. Please allow me to offer a hearty "Thank You" to those of you currently paying your dues; dues payers constitute the HOA lifeline and without you, LPE would not exist. Here's to a great summer wherever you are. Please feel free to contact the HOA board and/or me directly with questions, problems, complaints, compliments or anything LPE HOA related.

~ Dale Gardener | Vice President

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TREASURER'S REPORT

Many thanks to homeowners who have paid your HOA dues for the year. Since I accepted the Treasurer's position in January, I have been working hard to deliver accurate financial statements on the status of your dues payments. Those of you who I have come to know through the process of improving the accuracy of your financial transaction record, thank you for your patience. The accuracy of these financial records are high priority.

I have recommended to the Board that we improve our dues collection mechanism. Our "mail in" dues option often has a 5 week lag time in the Mexico mail system to credit deposits to the lot owner's account. This year we actually had one set of checks that took 4 months to arrive. Under consideration is an option to pay dues online where your dues payment will be credited to the lot owner's account in "Real Time".

Currently the only option for real time payment is a wire transfer which usually means a trip to the bank and a fee of \$30-\$50 extra for the lot owner. Wire transfers do not always have the Lot Owner information associated with the Bancomer deposit and therefore the payment

LPE HOA Budget 2015	Budget	Total YTD
Total Revenue Pesos Account		\$ 143,629
PESOS CONVERTED TO DOLLARS@15.28		\$ 10,259
Total Revenue Dollar Account		\$ 114,649
Total Revenue Dollars	\$ 120,000	\$ 124,908
Expenses in dollars converted from Pesos	\$ 15.28	
Security	\$ 44,544	\$ 17,746
Property Manager	\$ 19,866	\$ 7,592
Landscaping	\$ 12,428	\$ 2,847
Roads	\$ 1,200	\$ 186
Accountant	\$ 4,286	\$ 982
Water	\$ 17,000	\$ 4,767
Electricity for Guard House	\$ 500	\$ 2
Attorney/Notary	\$ 12,000	\$ 240
Fixing Water Leaks	\$ 7,000	\$ 6,392
ATV Costs including fuel	\$ 3,000	\$ 2,905
HOA Taxes	\$ 358	\$ 328
Other	\$ 2,500	\$ 1,493
Total Expense	\$ 124,682	\$ 45,479
Net Revenue Projection	\$ (4,682)	\$ 79,429

Bank Account Balance Totals	\$	
Dollars		
Pesos Converted to Dollars		
Pesos		

credit to the lot owner's account is delayed. I hope that web based payment option by credit card will become the new standard. More to come on that topic.

We are happy to report that Lighthouse Point has collected enough dues to fund our operational expenses for Calendar 2015 and carry out a few capital projects including infrastructure improvements like signage, repair of aging water lines/valves and road maintenance. Additional dues received will afford the Board the opportunity to invest those dues in additional small capital improvement projects this year or to save those proceeds for larger capital projects in the future.

The advantage in living in a community like Lighthouse Point Estates is that together we can fund those projects that are deemed most beneficial to the community and that those investment costs are shared. The board is actively seeking input to aid in decisions about the most appropriate community investments. We are excited about each new enhancement made. All these improvements are the direct result of lot owners who pay their dues.

Chuck Troutman | Treasurer
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NOTE FROM THE SECRETARY

Hola to all LPE owners, everything is humming along, slowly but surely. Phase 2 water repairs/recapping is completed. LPE hopes to start Phase 3 soon. OOMSAPAS gave us a great rate for this work. I am very thankful for that. Road scraping is being done at appropriate times. LPE Security has graduated to a more professional and safer level: addressing each car with a "pass", asking proper questions, keeping track of all vehicles, completing nightly patrols. We are fortunate to have such reliable Security staff!

Owners, A request from our Head of Security to please ALWAYS LET Security or Board (email pertinent info) KNOW whenever others will take away your belongings (ATV, boat, vehicle because it is sold or needs servicing, etc) out through the guard gate/off the premises.

You have all received the Minutes of the last Annual Meeting/s and the Final Results for all the Phases in Feb/March 2015 emails. Owners without a fido have been encouraged to start the process. Susana, our HOA attorney would like to remind everyone without a fido to please follow her recommendation and get it.

The next General Meeting in Feb 2016 will be the time to vote for new Board President and Secretary. Ruben Mejia's and Sandra Kadi's 2-year allotted time will be over. The Board is anxious to receive "candidate" names to put on the ballot for the upcoming empty positions. The ballot will need NEW candidate names for President, Vice-president (maybe) & Secretary.

PLEASE PLEASE think about filling a position on the Board. All owners should enjoy this experience in order to better understand all the 'pieces of the MX HOA puzzle'. You have all run a household, lived on a budget so all are qualified in my opinion. All you need is the will to do it.

~ Sandra Kadi | Secretary

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REPORT FROM MEMBER-AT-LARGE

Greetings fellow owners of LHPE. I've been working hard to implement and encourage communication between the BOD and owners, and I hope my efforts are welcomed. I recently asked each of you take a short online survey and we were extremely pleased with the response rate. That shows us that owners want a way to provide input, and even if the majority of owners are part-time residents, or haven't built yet, you want to be involved. So thank you! Here are some quick recaps from the survey.

- 50.75% of respondents would visit an HOA Website for information on the community and find answers to questions. (Very Likely: 29.85%; Neutral: 16.42%; Not Likely: 2.99%; Extremely Unlikely: 0%)
- 58.21% of respondents would be extremely interested in a page/service (such as PayPal) on such a website to pay dues. (Neutral: 28.36%; Not Interested at all: 13.43%)
- 46.15% of respondents are satisfied with the current BODs communication efforts. (12.3%: Extremely Satisfied; 26.15% Neutral; 9.23%: Not Satisfied; 6.15% Extremely Unsatisfied.)
- 41.30% of respondents are Neutral on a satisfaction rating on Security Staff and Care & Maintenance of the common areas. (17.39% Extremely Satisfied; 30.43%: Satisfied; 2.17% Not Satisfied; 8.7% Extremely Unsatisfied.)

Many respondents indicated they would like to see a section with recommendations of contractors, builders and other service providers. While a website operated by the Lighthouse Point Estates HOA Board of Directors is not able to endorse or recommend any service providers, an owner review section is a possibility, where actual parties who have used such services could provide feedback on the service provided.

There were several comments about an information page with information on paying taxes, initiating a fideicomiso, etc. While the Lighthouse Board of Directors cannot legally offer advice or instructions in such matters, an owner Q&A section is a possibility where owners could share information and ask other owners questions about their own experiences.

A note on a LHPE HOA Website: This concept is under review at the time of the publication of this newsletter. It is obvious the HOA and owners would benefit greatly from such a site, and costs associated are reasonable. The logistics are being carefully considered to ensure that any website is sustainable, from one board to the next, and that it is built initially with careful planning to accommodate future growth. Any updates on a LHPE HOA website will be shared with all owners once confirmed.

Some websites, forums and Facebook pages that may be helpful finding info on “living in Baja” are interactive Facebook Groups “Talk Baja” and of course our own “Lighthouse Point Estates as Experienced by MJ.” Baja Nomad (www.bajanomad.com) is a great forum of people living in, visiting, or just who love the Baja peninsula, as is classified themed Baja Pony Express www.thebajaponyexpress.com

As for future newsletters, a common thread was that owners want to see what is going on at Lighthouse Point! We will be highlighting new homes in the community in every newsletter. We are always open to owners contributing on a subject interest and relevance, so if you have an idea for a story, pictures from your last visit, or even a snap of the fish that got away, we want to hear from you!

There were only 2 respondents interested in serving as a member of a future LHP Board of Directors. Many said they cannot serve because they are not full time residents, or live in other countries. Living in Mexico, living in LHP full-, or part-time, or having a home built are not requirements to serve as a board member. I live in Salt Lake City, Utah, only visit LHP about 5 times a year and have a very demanding full-time job. It is possible to do both, and the only way we can be strong HOA is to have members who are involved. The only requirement to serve is that the board member is current on their HOA dues. I encourage each owner to consider board service, whether it be the next vote or future boards. It is a way to make a difference, give back, and work together to ensure LHP is a wonderful place for all of us for years to come.

If you have interest in more in-depth results of the survey, in as much as those results do not infringe of the privacy promised of each respondent, I am happy to share more in-depth results. Please feel free to email me directly

~ Melanie Williamson | Member-at-Large
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NEWS FROM YOUR ARC

This year has been a good one for completed homes. We have four more new homes in LPE than we had last year. All four constructions projects were finished in less than 18 months with a couple seeming to be just under a year. This is quite a change from past years where many of us saw our projects (mine included) drag on for years. Certainly tapping into the local building resources seems to have helped things speed up. As the economy improves we have seen more subcontractor and contractor options available to us right here in La Ribera, Los Barriles and even right here in Lighthouse Point Estates.

Looking forward, I believe we will have at least two new projects soon. One has already received ARC Approval. We expect the second request to come in soon. We also have noticed recent lot sales and can only speculate that there will be more homes soon in our future. We want to remind everyone to be sure to consult the current CCRs that were voted on in 2013 before you start construction design. There are some changes that are specific to Architectural regulations beginning on page 7 that have already been applied to new homes and will continue to be required as new homes are started. These changes were designed to help ease the burden of construction work for the neighborhood and individual owners alike and to lessen the likelihood of conflict.

If you have questions, please feel free to contact me at maryjanekeehn3@gmail.com.



NEW HOMES IN LIGHTHOUSE POINT ESTATES

Homes from left to right are: The Sullivan Casa, The Troutman Casa, The Pita-Tucky Casa, and the Williamson Casa – all built within the last 12 months!



SECURITY STAFF | LIGHTHOUSE POINT ESTATES

The Lighthouse Point Estates Security Staff is fully equipped to do their job, and even has new uniforms! Make sure to say hola the next time you're at Lighthouse. They work hard to keep all of our property (and our dreams) safe and secure.

MANOLO MONTANO (HEAD OF SECURITY)

- Born at Rancho Las Lagunas, now in La Ribera
- I like being Head of Security because it is good to be in charge. It is nice to earn money. And it is an important job to help the Gringos.
- I am good at this job because I am good with people. I am nice and know how to get along with others. It is my nature.



GERARDO GONZALES FIOL (SECURITY GUARD)

- Born in Miraflores, Baja Sur
- 51 years old
- I really like being a guard here because everything is so quiet. And the people are really nice.

HUGO MONTANO (SECURITY GUARD)

- Born at Rancho Las Lagunas, about one kilometer from Lighthouse Point I was born in a ranch house, on the kitchen table. There was no doctor for me or any of eight brothers. I was the eighth son. My mother is an angel.
- Age: 47 years old.
- I like being a guard here at Lighthouse because for number one, for the money. I also like all the people who are here.



UZIEL SALVADOR (TEMPORARY GUARD)

- Born in La Ribera, Baja Sur
- 23 years old
- I am glad I am a security guard here because the people are nice and it is a beautiful place to be.

SECURITY STAFF WITH THE GENTLY USED ATV, PURCHASED IN LATE 2014.



HAPPENING AT LIGHTHOUSE POINT ESTATES



Five new Playa signs informing the Public that LPE roads are Private Property. LPE gives a very warm THANKYOU to Maryjane and Andy Keehn - with Ruben's help - for making and installing these signs!

Newly painted markers on some Developer lots. Easier for everyone to find a specific lot!



OWNER SUBMISSION | LHPE POOLS GOING SOLAR

Submitted by Mary Jane Keehn

It feels good to take a pool off-the-grid. More and more LPE pool owners are enjoying the benefits of solar powered pools. As most of us have learned our pools can be one of the biggest energy drains of our homes since they require pumps to circulate water for at least 6 hours a day even if we are not living here full time. In order to reduce an energy footprint and to keep our CFE bills out of the red danger zone, a solar pool pump powered by just 2-4 solar panels solves the problem. Personally, we have seen our bill drop 40%. That percentage may not be the same for everyone because we are not big energy users to begin with, but because our pool now uses zero power from CFE, we do a happy dance when we get our bill.



The second thing many of us have done is install solar heating tubes for our pools. This is a system that does not require solar panels but rather hundreds (maybe thousands) of miniature tubes in which water heats up as it runs through them during the day. It is also possible to use this system to add cooler water during the night if you have a cool water source. You may not believe it but in the winter our pool temperature can dip below the comfort zone. We all have different personal pool temperature requirements, but for me I like 85 degrees and that is not possible during our East Cape winters without some sort of heating. If you heat your pool now with propane or don't heat your pool at all, the solar tube system is a blessing to the checkbook and/or your chilly winter bones.

Footnote: Both our solar pool systems rode out Hurricane Odile without a single incident.

Caption should read: Solar heating tubes raise pool temperatures approximately 6 degrees F over an 8 hour period

Have an idea for an article? We love to include owner stories in the Lighthouse Point Estates newsletter! If you want to submit an article, have pictures of your latest trip to the area, or just have an idea for a great topic, we want to hear from you! Contact Sandra Kadi at lpehoasecretary.sandrak@gmail.com to submit an article, photo or idea for an upcoming issue.

