

Lighthouse Point Estates Newsletter

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

MAY 2017

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MESSAGE FROM THE PRESIDENT

The Lighthouse Point Estates HOA has started this year with a very active board. The board members for 2017 are Joyce Harczo, President; Chuck Troutman, Vice President; Dale Gardner, Treasurer; Shane Tuckey, Secretary; Sandra Kadi, Member at Large. The 2017 AGM was very informative to all who attended. Now that all of the HOA's documents registered, we can move forward to accomplish the necessary improvements to make Lighthouse Point Estates a community of neighbors, enjoying their dreams.

Shane and Marianela have started training the security guards on procedures required for them to do their job by the standards set by our board. The HOA offers a heartfelt thanks to them for providing their valuable time and expertise to our community. Shane is a retired Canadian Mounted Police Officer and Marinela is acting as his interpreter.

We want to remind Homeowners to pick up LPE identification stickers from Dale Gardner. His house is the third house on the right when you enter Lighthouse Gate. Please get a sticker for all your vehicles including the ATV to identify your access into the security gate.

As our property manager, Ruben obtained bids and supervised the remake and functionality of our entrance fountain, which is now a functioning fountain. Chuck brought the solar power pump from the states, making a valuable cost-saving addition to the project. Ruben is communicating with the city of La Ribera to continue our road grading. Chuck Troutman and Ruben have met with the city to help improve the condition of the

washboard road from the hotel to the gate. They offered to bring in dirt to help with that condition. Chuck and Ruben continue to look for ways to improve our roads; it is a work in progress. Thanks to both of you for your efforts on the behalf of the community.

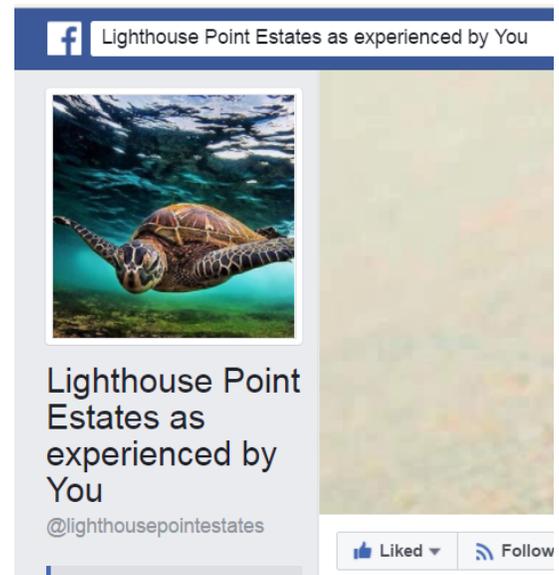
Mary Jane Keehn has tendered her resignation as Co-Chairperson of the ARC Committee. Mary Jane was a tremendous and valued member of that committee, who did her job fairly and promptly. Through constant communication with the board, and with the ARC, she worked hard to obtain all the CC&R requirements from the owner, builder and architect. She was diligent in reviewing all stages of the development along with the communication with the city engineer. She has assured the board that she will still be an active homeowner in all development at LPE. Thank you, Mary Jane. Andy Williamson who worked as Co-Chair with Mary Jane, has taken over as Chairperson of the ARC. Andy is an owner (C143) who hopes to make LHP a permanent home for him and his wife Melanie in the near future. Finally, I want to thank all the homeowners who stepped up to give of their time helping Lighthouse Point Estates community be a great place to live and invest.

~ Joyce Harczo, LPE HOA President

JOIN THE LIGHTHOUSE POINT FACEBOOK COMMUNITY!

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 to promote everything positive about our development, our neighboring towns, our beaches and the culture. We welcome all owners to "like", "share" and "comment." All contributions of your own LPE experiences are also welcome!

Click <https://www.facebook.com/lighthousepointstates> - or search **Lighthouse Point Experienced by You** on Facebook. Add your pictures, videos and stories today!



NOTES FROM YOUR BOD

It is already May and I turn another year older this month. The old story is true that life is like a roll of tissue. The closer to the end of your roll the faster the roll spins. I retired a year ago last February and the past year is by far the fastest I can ever remember.

We are fortunate to be living out our retirement days at Lighthouse Point Estates. Here we are able to live an active lifestyle, usually not hindered by weather. I am still delighted to see most sunrises without any threat of rain. Being the numbers guy that I am, I am equally pleased that the solar panels we installed last year

virtually offset our CFE power bill. The 2-month bill (March/April) was 104 pesos or about \$5 USD. I am also pleased to see a number of my neighbors building their dream homes in our community. Our community is growing with a number of housing starts this past year.

Our HOA remains healthy. We already have had 265 of our owners pay their 2017 dues. We are now 5 months into the year and we believe that we can finish the year with revenue and expense on a break-even basis. Any windfalls in revenue will allow the board to fund some additional capital projects to improve our neighborhood.

Angie and I had a roof party a few weeks ago. We had over 30 people come and enjoy time with their neighbors. The party ran well after dark. Everyone had a great time. Angie remarked to me recently that of all the places we have lived, we have come to know our neighbors here better than anywhere we have ever lived in the past. I look forward to meeting more of our owners at such time as you are able to visit down here or better yet, get started on your build.



~ Chuck Troutman, LHP HOA Vice President

Hola, mi Amigos!

As a full-time resident at LPE, it is my pleasure to witness many of the seasonal comings and goings of friends and neighbors who have property here. It is always great to reacquaint and catch-up after months of hiatus. For those of you owners who have not been here for a while, I encourage you to plan a visit just to see how much LPE has changed during your absence.

Your board continues to address a number of issues here at beautiful Lighthouse Point Estates. With ever more homes under constructed and reaching completion, it becomes more and more important to guide and monitor the progress. Aside from the board of directors, we have a stellar group of volunteers on our ARC (architectural review committee) and landscaping committee(s) that have done great work to ensure the beauty and tranquility that is LPE.

- We recently discovered that our service entrance road, as constructed, was infringing on one of the private lots. Through effective coordination with our property manager, Ruben Mejia, the board contracted with Hugo Montano and the road was moved within a week.

- The ever-vigilant ARC folks are constantly monitoring the new home projects (currently 6 under construction) in an effort to ensure compliance with the CC&Rs.
- The landscaping committee has designed and initiated a renovation of our entrance street to include an array of new plantings in the median, and new median curbing down the center of the boulevard. This project entails removing the oleander and old curbs, which were mostly broken. There will also be new irrigation lines added to service the new plantings.



On a completely unrelated topic, I would like to touch on the particulars of property ownership here in Mexico. As a non-Mexican, every foreigner must have their property held in trust with a Mexican bank. This trust document is called a “fideicomiso.” If you are not familiar with the term, you probably don’t have one. IF YOU DON’T HAVE THIS TRUST DOCUMENT, IT IS EXREMELY IMPORTANT THAT YOU GET ONE – WITHOUT IT, YOU ARE NOT THE OWNER OF THE PROPERTY YOU PURCHASED

Here is a link that addresses many of the FAQ (frequently asked questions) related to the need for, the acquisition of and the consequences of not having your property in a Fideicomiso, (Mexican Bank Trust) <http://century21procasa.com/en/faq/>

Please read through these questions and contact me if you need to acquire your fideicomiso (bank trust). If you choose to do so, please include in your correspondence, your name(s), contact information and the lot number(s) of your property at LPE.

~ Dale Gardner, LHP HOA Treasurer, reach me at moneymgt@mtaonline.net

Another glorious day in paradise at Lighthouse, fishing from the point or just relaxing on the beach, every day is a great day!

An exciting bit of news for homeowners here, Tel Mex engineers are scheduled to meet with board members during this month of May.

- We are exploring options for improvements to both internet and cellular coverage.
- High-speed internet and better cellular phone capabilities would make life a lot easier for those of us here and no doubt increase the value of your investment at Lighthouse. This is just one of many projects being undertaken by your board on your behalf.

- Another interesting bit of information is that the CC&Rs for Lighthouse Point Estates have been legally registered and binding since 2010. As such is the case, this year we have sought out, engaged legal counsel, and are moving forward with solutions.



- As more and more homes are built, your board will work hard to ensure rules and guidelines are adhered to. These rules are there to protect both you and your investment.

- We are working towards clarification on some of the CC&Rs in trying to assist homeowners with the development of their property.

We have all invested our hard-earned cash purchasing a lot or building our dream home. The value of our properties are greatly affected by the actions of a few. Some of the homes in LPE reflect the vision and original concept for the development. If you are an owner and not compliant we encourage you to join us and move forward and making changes on your property that will bring them within the CC&Rs.

Lighthouse HOA is lucky enough to have a few volunteers who are generously spending their time working towards the betterment of the community. If you have concerns or ideas, we encourage you to volunteer for a committee, or better yet, run for a position on the HOA board next February.

If you have any ideas or suggestions on how to make improvements to your Light House Point Estates community please feel free to contact me or any board member.

All the best and see you at the beach!

~ Shane Tuckey, LHP HOA Secretary, reach me at LPEMaverick@gmail.com

ARC NEWS SUBMITTED BY MARY JANE KEEHN

What an exciting spring for building in Lighthouse Point Estates! At the moment we have 8 projects underway with several more waiting in the wings to start. In the 12 years that Andy and I have owned our property, we have never seen this much activity. As many of you know the ARC works in close association with the La Ribera Building Department. We recently learned that permits from the city are required for any structure that

increases your footprint on the ground. Any sort of bodega, shed or garage that adds on to your existing ground level square footage must have a building permit.

On our to-do list in the next few weeks is a tour of all properties to confirm that all finished homes in LPE have the regulation aerobic waste treatment systems in place. Protecting our beautiful Sea of Cortez and conserving precious water resources is a LPE priority. For those of you starting the building process, remember power and water contracts and meters must be set up before you can begin; HOA dues must be current; sanitation facilities must be available on your property; and no overnight housing of construction crews in LPE is allowed. Once your ARC approval is in hand and your city permit is granted, its green light GO!

Happy building!

Message from the Andy Williamson



I am happy to serve on the ARC, and bring over 30 years of engineering experience, along with a deep love of Baja. I've recently also built a home and outbuildings at Lighthouse Point Estates, and understand the challenges of building in Mexico. It is not easy, but it is worth it!

The ARC (Architectural Review Committee) is a group of volunteer owners/residents who contribute their time and expertise to preserve and enforce the CC&Rs in our community.

The CC&Rs available on www.LPHHOA.org or upon request) were designed and implemented to ensure that all property, buildings and developments are in keeping with the vision of the community. These guidelines, registered legally in 2010, ensure that no project encroaches upon or unduly interferes with other residents, and that our community continues to have the charm and character that was a big part of many of decisions to buy and build here.

We are excited to see how much new construction and progress to existing homes is happening at Lighthouse Point! There are many new projects under construction right now, with several in the midst of the approval process. Remember if you have a new project, either a new building or an enhancement/addition to an existing structure, you must provide plans to the ARC for approval before work begins. If your work begins without approval from the ARC, and it does not comply with the CC&Rs, you will be required to modify the job to

comply with the CC&Rs. If you have any questions about your dream project, please feel free to reach out to any of the ARC Committee Members.

If anyone is interested in becoming a member of the ARC we are always looking for new volunteers. If you have a construction back round, are mechanically inclined, are all thumbs or just have an interest in being a part of the process here at Lighthouse Point Estates please feel free to contact Andy at the email below. You don't need to live here full time or even have built on your lot. Just be an owner here LHP and you can be part of the fun.

ARC Committee

- Andy Williamson, ARC Chairman
- Mary Jane Keehn, ARC Member
- Chuck Troutman, ARC Member
- Joe Bauer, ARC Member Emeritus

Just a reminder, hurricane season is right around the corner, and we've already had the first named storm of the year! Take precautions now to protect your investment when the storms inevitably hit later in the summer.

~ Andy Williamson, ARC Chairman- reach me at BajaUtah123@gmail.com

