

NEWSLETTER MAY 2011

WE HAVE NEW OWNERS, PLEASE GIVE THEM A WARM WELCOME TO CLUB LA COSTA PHASE II

V4-104	PETER & EDITH DEGREEF
V4-202	MARIAN LINES & DOUG HALLOWAY
V4-204	DAVE & BONNIE SHIPMAN
V6-104	TERRY & KAREN CARDINAL
V8-202	TONY BRIAN & KAREN FORBES
V10-202	TED & MARLEEN GAMRACY
V11-103	ALFRED RONALD & BARBARA EILEEN WATT

WATER

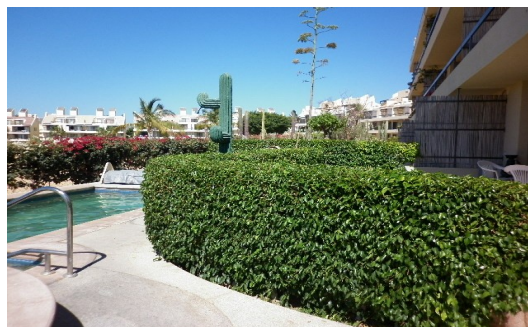
As you know 3 of the 5 cisterns were broken. We installed temporary plastic liners on those cisterns. Now, these 3 cisterns are working properly. We are working on a project to install 4 concrete cisterns.



The board has done a considerable amount of work to ensure our cistern replacement project will be done correctly. We received pro bono professional advice from a local engineering friend and believe the concrete cisterns are the right way to go. We think the project will be finished before September 2011.

Gardens

Florencio and his sons are no longer with Club La Costa phase II. Beginning April 16, Phase II has a new gardening and landscape provider. Vivero Los Cabos has many years in this business and will provide landscaping services at a much more affordable cost. This initiative for change began late last year.



Security Guard

Beginning May 1 to October 31st 2011, Phase II will have a night time security guard from 7 pm to 7 am. We work together with Phase I and III to ensure a continued safe environment at La Costa.

Pools

Maintenance has been accomplished on each pool, and they are currently in very good condition. Right now, they are fixing the solar system of pool 3.

The solar system of pools 1 and 2 are working properly.

New cushions were purchased for Pool #3, and new lounges and chairs for pool #1, and are being thoroughly enjoyed by all.



Maintenance program:

Roof Pilas - Miguel and his team have been changing the float valves in the roof pilas, a maintenance task that is required periodically.

Roof Tiles - Miguel has been assessing the roof tiles in conjunction with the replacement of the float valves. Necessary roof tile repairs will subsequently be scheduled.

Railings -The railings on villa 12 were repainted, and villa 3 is in the process of being repainted.

Maintenance program June 2011

Replace the Bamboo of the 3rd floor of villa 7

General painting of villa 8

Paint all laundry bodega doors of villa 7

Water Bill & Water Credit

Please be reminded that beginning April 1st owners will be billed for the water consumed in their condo(s). An \$80 Water Credit was established at the March AGM, since Phase II pays the city of San Jose for water before billing homeowners. The water meters will be read at the end of June, and a bill for April through June will be developed for each condo. Since most homeowners are not in residence in July, the \$80 credit will be applied to the first bill. The administrator will notify owners of any additional balance due. Looking forward, we will bill twice a year for water, January and July.

Garbage collection

Beginning June 1st to September 30th garbage collection will be three times a week: Tuesday, Thursday and Saturday morning.

Reminder:

PETS RULES

- A. Renters are NOT allowed pets. Owners are not allowed pets after March 4th. 2010. Owners owning pets up to March 4th, 2010 may keep them. But this clause will not be grandfathered. Current owners of Pets cannot have more than one Pet.
- B. The pet of an owner must be registered with the ADMINISTRATION for identification purposes; said registration must be submitted in writing and must include certification that the pet has had the vaccinations necessary for pets of its type.
- C. Pet owners are responsible for clean up of their Pets waste.
- D. Pets are allowed access to the common areas on a lease only.
- E. The OWNER of a pet shall be strictly liable for the behavior of his pet, and should any circumstances arise, may pay fines and any direct or consequential damages as his pet may cause.
- F. Pets are not allowed in the swimming pool areas.

The 3rd quarter of your Strata Fee has to be pay before July 10th. We accept cash USD and PESOS; American, Canadian and Mexican cheques pay to VECINOS CLUB LA COSTA II, A.C.

If you haven't paid the Cisterna Special Levy and the Water Credit, please pay them as soon as possible. The Cisterna Special Levy is \$125.00 USD or \$1,500.00 pesos; The Water Credit is \$80.00 USD or \$1,000.00 pesos