



MARIPOSA HOMEOWNERS ASSOCIATION NEWSLETTER

<http://mariposahoa.org>

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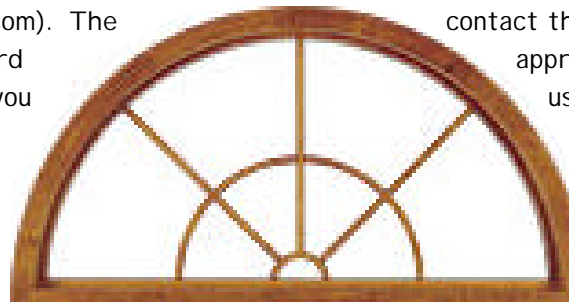
LABOR DAY



Windows, Windows, Windows

Are you getting tired of looking through cloudy windows? Mariposa has had a long-standing problem with its windows. Our builder, in their infinite wisdom, installed non-standard sized windows that aren't even a standard thickness. This makes replacing even just the glass a difficult proposition. And let's not even talk about the little wheels (inside plastic inserts) on the bottom of the frame that are probably broken, making opening your windows harder with each passing day.

Well the answer is here! The board has recently approved for Mariposa a new window supplier, San Diego Mirror and Window (<http://www.sdmw.com>). The You will still need to receive board form) before proceeding but if you that approval. San Diego Mirror frames with 1/2 inch thick dual light remains so the new win-plex, but you can choose to have which will dramatically change



contact there is Brad Faux @ 760.643.3900. approval (a signed architectural request use Brad the Board will guarantee and Window uses vinyl window pane glass. The simulated divided dows match the rest of the com- the inside of the frame be white the appearance of your rooms.

If you don't want vinyl windows or you wish to go with a different vinyl manufacturer, the board will consider your request - no one is forced to use San Diego Mirror and Window. Just be advised that Brad has given Mariposa a volume discount, and are currently in the process of working on five units and are even putting in a sliding glass door to the patio of a "C" unit. Brad has painstakingly inspected our units and priced every single window, so San Diego Mirror and Window can accommodate your needs if you need just one window, one floor, the south side or the entire house.

A note to those of you who do replace your windows: It would be well appreciated if you keep the small plastic pieces in the corners (all four) of each moving window frame for your neighbors. If the wheels are not too badly damaged, they can be rebuilt. The same plastic piece that is usually broken in the bottom of the window frame (w/ the wheel) is also located at the top of the frame (w/o a wheel). Those of you not replacing your windows might want to try re-building with your own window parts, but we can always use the extra parts so again, to those of you replacing your windows, save the parts and we can recycle them to your neighbors.

From an Anonymous Owner...

Our town homes are the best in San Diego with people willing to pay upwards of \$400,000 to live here. Mariposa's dues are among the lowest tifully landscaped to enhance our the Board and our management

Board Meetings:
The 4th Tuesday of every month,
6:30 pm at the pool.

in the county and our grounds are beautiful living pleasure. Lets give a big hand to team - they deserve it.

Mariposa's Property Manager

Jim Cauley

Property Management Associates
3936 Hortensia Street
San Diego, CA 92110

Phone: 619.296.7980
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Pool

The pool is for your pleasure and use but we wish to ask everyone to keep boards and large inflatable toys out of the pool as well as to refrain from diving. We also wish to ask all the parents to monitor their children so that they won't have any accidents. Thank you because we love to have our children happy as well as wet.



It seems that some people have forgotten that 11:00 p.m. is closing time for pool activities and are getting locked "in" with the installation of the new gates (they automatically lock at 11:00 p.m.). We realize that some are not as time oriented as the rest of us. To that end we are trying to make arrangements to install an emergency way out of the pool area so be patient with us but in the meantime, 11:00 p.m. is the deadline. Thank you.

Trash Cans

It has come to the attention of the Board that trash containers are often left in the street long after pickup day, sometimes for the entire weekend or longer.



Ask your neighbors or a friend to take your trash and recyclable cans to your garage or next to your home if you cannot. There's no reason to leave them on the street - try to help out your neighbor and community.

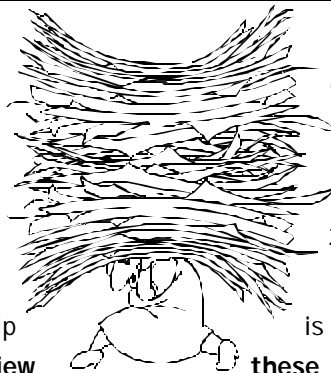
Sound Carries

Believe it or not, sound from your open windows carries all the way up and down your driveway and sometimes farther. If you're having a party or gathering, be aware of the sound that carries throughout your area and the time of the day. Consider inviting your close neighbors and be conscious of the city noise restrictions after 10:00 p.m.

New Governing Documents

✓ Notice to Owners

You should have already received a specifically our restated Covenants, restated Bylaws. It has been a long since our current versions are from building codes have changed in the necessitating these changes.



copy of our proposed governing documents, Conditions and Restrictions (CC&Rs) and our and extensive process revising these documents when Mariposa was first built. Many laws and 20 plus years since they were created,

A ratification vote of the membership documents. **It is vital that you review these documents and return your ballot.** Revising these documents is a somewhat costly endeavor, including the mailing that you received.

After repeated mailings and a door-to-door campaign we are still short of the required ballots. If we don't receive enough ballots soon we will have to pay additional monies to our attorney to have the documents ratified by a judge in court.

If you have any questions or you need a new ballot, please contact either Jim, our property manager or a Board member and we will do everything in our power to address your concerns and/or retrieve your ballot.

But no matter what, PLEASE GET US YOUR SIGNED BALLOT.

