

# La Jolla Alta Master Council

Clubhouse Newsletter  
Winter 2022



**SURVEY SUMMARY:** Thank you for making time to complete the homeowner survey sent out to all homeowners in January. We appreciate your taking the time to provide us with valuable feedback. We sent out 621 surveys, one to each homeowner, and received 120 responses. We received many comments that mostly centered around three areas:

1) better and more frequent communication, 2) upgrades to the

facilities and equipment and 3) better and more frequent cleaning and maintenance. In addition, regarding the question about whether members favored allowing pickleball, 99 said yes and 21 said no. Pickleball will continue to be permitted on courts 2 and 3. Again, thank you for sharing your thoughts with the La Jolla Alta Master Council Board of Directors. We will review your comments thoroughly and keep you informed, as we prioritize the needs and wants of our community. We will be making many improvements going forward while ensuring that we preserve the financial stability of the Association.

**BOARD APPROVED IMPROVEMENTS:** We will be replacing our ping-pong table at the clubhouse soon. Also, the board approved the purchase and installation of new LED lighting for all five courts. As the year progresses, we will keep you informed as to other planned improvements.

**GUEST POLICY:** Each household is entitled to have up to (4) guests at any one time. Members are strictly forbidden from lending their access card to anyone. It is the responsibility of the member to ensure that their guest(s) are aware of and follow all Club rules. Members are responsible for escorting their guests in and out of the club.

**CLUB USAGE:** The Clubhouse and its facilities are a private Club for the exclusive recreational use of members, authorized non-member residents, and authorized guests. Club hours are 6am until 9pm. All members using the facility are responsible for departing the premises by 9pm. Signs are posted at the gate informing members of club hours.

**ACCESS CARDS:** All members and authorized non-member residents, age three and up, must have an access identification card. The access ID card is required for admittance to the Club and must be in the member's or authorized non-member resident's possession at all times.

**CLUBHOUSE RULES:** The Clubhouse Rules and regulations have been recently updated. You may review them on the LJAMC website or at the Clubhouse.

**FITNESS ROOM RULES:**

- Hours of operation – 6am to 9pm
- Be observant of and courteous to others while using the fitness rooms.
- Use equipment for its intended purpose.
- Refrain from loud, boisterous conduct.
- No wet bathing suits.
- No bare feet; athletic type footwear required.
- Appropriate attire required, including wearing a t-shirt or similar top.
- All users must wipe down equipment after use. (Several cleaning stations are located throughout the gym).
- Use of audio equipment is permitted only with headphones, earbuds, etc.
- Cell phone conversations must be taken outside of the fitness room.
- Return all barbells, balls, mats, and movable equipment to its proper place after use.

- **No equipment (mats, dumbbells, balance balls, etc.) is to be taken outside of the fitness rooms (inside use only).**
- **Refrain from wearing perfume or cologne (respect other that might have allergies).**
- **All guest instructors must be registered with the Clubhouse Manager.**
- **Last person to leave please turn off all lights, fan, and close all doors and windows.**
- **Report any equipment failure or problems to the Manager.**
- **Observe any closures or directions when work or cleaning is being conducted.**

## **DUES AND ASSESSMENTS FAQ'S**

**Question: I don't use the clubhouse, so why do I pay dues to the LJAMC? Why have the dues increased to \$80/month?**

Answer: All homeowners in the LJAMC pay dues as outlined in the Declaration of Restrictions and By-Laws. Real estate professionals polled believed that the clubhouse adds value to all homes in the community and many might not purchase if the clubhouse amenities were not available. We recently increased LJAMC dues to \$80/month from \$73/month to address facility upgrades and maintenance, and due to increased operating expenses.

**Question: Who is responsible for informing a prospective buyer of my house about the assessments?**

Answer: The seller is responsible. The LJAMC has also implemented a recorded document on each community parcel, which should place prospective buyers on notice of the multiple assessments.

**Question: Members of LJAMC live in the following communities: La Jolla Alta #1 (El Dorado), La Jolla Alta #2, La Jolla Alta #3 (Ventana), La Jolla Alta #4 (Crystal Bay), La Jolla Alta #5 (Emerald Cove), & The Custom Series homes. When I live in any of the 5 communities do, I pay dues to two organizations?**

Answer: Yes, you have two sets of dues 1) from LJAMC (Clubhouse) and 2) From your own community where your home is located. If you have problems concerning your home please contact your individual homeowner's association. LJAMC cannot help you as we only control the clubhouse area. To help our members, on your LJAMC statement, we will list the contact info for each community's homeowner association.

## **LJAMC FAQ'S**

### **Question: How often should I expect a newsletter?**

Answer: The current schedule is twice per year: Spring & Autumn. However, in response to the recent survey, we will be increasing the frequency of newsletters or emails to keep members informed of important information as necessary. Past newsletters can be found on our website at: [www.ljamc.com](http://www.ljamc.com).

### **Question: How can I find out more information more frequently?**

Answer: Please come to the LJAMC Board meetings, which are held on the 4<sup>th</sup> Wednesday of each Month at 4:00pm.

### **Question: When I have a complaint or a recommendation, what do I do?**

Answer: Please send an email, letter, or fax to Landmark Inc. or the Clubhouse Manager. Address your correspondence to the LJAMC Board. All recommendations and complaints will be addressed by the board. Contact information is highlighted at the end of this newsletter.

### **Question: I have an interest in joining the LJAMC board or participating in a Board sponsored committee. How do I go about it?**

Answer: Send an email, write a letter, send a fax, or stand for election. You will be contacted to interview if there's an open position. You can also stand for election once a year. Ballots are mailed to all members.

### **Question: How does the library work? Is the library accepting donations and if so, what types of books are preferred?**

Answer: The library is on the honor system. The rule is "Take any book, keep as long as you want." Book donations are always welcome. All excess books are donated to the VA hospital. Volunteers who are members of the LJAMC operate the library.

## **COMMUNICATION WITH THE BOARD**

**The Board of Directors welcomes hearing from members. To communicate with the Board, members may speak to, email, or write to the Clubhouse Manager or email or write to the management company, Landmark. Your questions and comments will be forwarded to the Board. Attending a regularly scheduled board meeting is also a good option. Meetings are held at the clubhouse on the fourth Wednesday of each month at 4:00pm and always include time for member comments. (During November & December, board meeting dates are frequently adjusted. See manager for specific information). Agendas are posted in the foyer of the clubhouse prior to the scheduled meeting.**

## BOARD DIRECTORS/POSITION/RESPONSIBILITIES

**PRESIDENT: BOB BARTZOKAS** ~ TERM EXPIRES 2023

**VICE PRESIDENT: ROBERT FUDGE** ~ TERM EXPIRES 2022

**SECRETARY: LIBBY CAMPBELL** ~ TERM EXPIRES 2023

**TREASURER: GREG CHAUNCEY** ~ TERM EXPIRES 2023

**DIRECTOR: ANDY FREEMAN** ~ TERM EXPIRES 2022

**DIRECTOR: KONSUELO HOWELL** ~ TERM EXPIRES 2023

**DIRECTOR: VACANT** TERM EXPIRES 2022

## CONTACT INFORMATION

GENERAL MANAGER: JASON ELLIS (MON-FRI)  
ASSISTANT MGR.: NATHAN MICHELL (WEEKENDS)  
ATTENDANT: TATE SWAIN  
ADDRESS: 1570 ALTA LA JOLLA DRIVE SD, CA 92037

PHONE: 858.459.6903  
FAX: 858.459.3416  
EMAIL: clubmanager@ljamc.com

MGMT CO.: LANDMARK INC.  
ADDRESS: 9663 TIERRA GANDE STREET, SUITE 206,  
SAN DIEGO, CA 92123  
MANAGER: CHRISTIAN RAYMUNDO

PHONE: 858.536.8100  
FAX: 858.536.8175  
EMAIL: info@landmarkincsd.com

**There is information on our website about the clubhouse.**

**Visit us at – [www.ljamc.com](http://www.ljamc.com)**

The LJAMC board meets the 4<sup>th</sup> Wednesday of every Month at 4:00pm at the clubhouse. Board meetings, except for executive session, are open to all members. Please always confirm the Monthly meetings with the Club Manager, Jason Ellis, 858.459.9603 as the schedule can change.

