

THE LA JOLLA ALTA MASTER COUNCIL

CLUBHOUSE NEWSLETTER

SPRING 2018

MESSAGE FROM OUR PRESIDENT

The Board is considering a project to renovate portions of the main floor of our Clubhouse. The first step is to choose a qualified designer who will produce a concept design, which can assist in cost estimating and guide further decision making. After a concept design is accepted, a work plan and schedule can be generated. The Board will keep membership informed as this project moves forward. ~ Bruce Dyer

ANNUAL MEETING:

The results of the 2018 annual election (for three Board positions) are:

Bruce Dyer

Bruce Neapole

Rich Heinrich

All were re-elected for two-year terms (to 2020).

CANYONS:

Erosion in Alta La Jolla canyon (north). After the successful litigation against the City (2008), the Board undertook a program to monitor the health of the canyons' slopes. This was done by engaging an engineering firm which specializes in geotechnical analysis (of slope stability, effects of erosion, etc.). In the past twelve months, we have become concerned that there is significant erosion in Alta La Jolla canyon, north of Alta La Jolla Dr. The most recent geotechnical assessment report of the situation was provided to the City. The Board has also engaged legal counsel to broach our concerns to the City's senior staff. Presently, we are expecting the City to perform its own investigation of the north canyon and then continue discussions with the Board and our counsel. As more information is forthcoming, the Board will keep membership informed.

Revegetation in Alta La Jolla canyon (south). After completion of the engineering work to mitigate the damage created by erosion, the City implemented a five-year revegetation effort in the area effected by the re-grading and installation of the new drainage channel, catch basin and dissipater. The first year of this revegetation program was completed in autumn 2017. A required inspection was performed and a report has been approved and released by the City (a copy is available with the Club Manager). Based on that inspection and independent observations made by several Board directors, the City undertook an extensive replacement of numerous plants and trees which were not thriving. ~ Canyon Committee

LA JOLLA ALTA MASTER COUNCIL SEEKING INTERESTED MEMBERS TO JOIN COMMITTEES AND/OR BOARD

The board of directors is seeking interested members to join committees and/or the Board of Directors.

LJAMC Mission

Our mission is “To manage, operate, maintain and repair the Recreation Area and all improvements.” We accomplish this through a Board with oversight of the club manager who provides daily onsite management of the property. Additionally, the Board oversees the Master Council’s undeveloped properties in the Van Nuys and Alta La Jolla canyons.

Our Governance

LJAMC Board is served by 7 directors elected by the membership of over 621 homeowners. In addition, others can serve on committees. A director’s term of office is two years. We expect vacancies in the years ahead therefore, our hope is to find willing members who share our goal to provide professional management for our club. Serving on a committee is a good way to determine if a board directorship is right for you.

Board directors are expected to adhere to our Code of Ethics and to attend monthly board meetings, currently held at 4pm on the last Wednesday of every month.

Want More Information?

Jason, our club manager, and any of our current Board members are happy to discuss clubhouse governance and provide a copy of the By Laws. Let us know if you would like to set up an informal meeting with several directors.

PICKLE BALL: Pickleball play started in May of 2017 for members and their guests. Pickleball play is allowed starting at noon daily on court #3 (only). Reservations can be made for pickleball play between noon and 5pm. Without reservations court #3 is subject to open play of tennis or pickleball. Reservation procedures and court usage rules are spelled out in the Clubhouse Rules and Regulations (2011).

FITNESS ROOMS: More new equipment has been added to the cardio room. The old upright bike, spin bike and rowing machine have all been replaced with new models. These new items complete the updating of the equipment in the cardio room. We also plan to have the gym walls painted in the near future.

GENERAL: Verizon generator. Verizon and AT&T lease space at the clubhouse from the Master Council. Cell phone equipment is housed in the parapet on the roof and in the downstairs area. (These areas are strictly off limits to all members). Verizon has recently proposed adding an emergency generator, which will be housed in a shed between the spa and the main building. This new shed will contain space for the clubhouse manager to store excess supplies, etc. The new shed will replace the one presently situated in this area. The Board has reviewed and agreed to Verizon's terms and the shed design. We are awaiting Verizon's work plans and schedule.

SECURITY: As a reminder, all members 14 years and older must have an access identification card. Children 13 years old and younger must be accompanied by an adult member at all times while using the clubhouse and grounds. The adult member must supervise the children at all times. Please help keep the clubhouse secure by not propping open the side gate or any other entry door.

Guests are permitted to use the clubhouse **ONLY** when accompanied by an adult member. Each household is entitled to have up to (4) guests at any one time. **Members are strictly forbidden from loaning out their access card to anyone.** Any violation of any of the above rules may result in forfeiture of all access privileges. ***(Page 3, Sec. A.1. Rules & Regulations, Aug 2011).***

BRUSH MAINTENANCE: As previously related, the Board has undertaken a "pro-active" approach to brush clearance and maintenance on the several parcels of land owned by LJAMC in Van Nuys and Alta La Jolla canyons. This "pro-active" approach is based on guidance from the City Fire Marshal. It includes monitoring several areas and performing brush maintenance prior to any citation being issued. We maintain an excellent working relationship with the Fire Marshal's organization and will continue to respond to their guidance and instructions as quickly as possible. (A list of the brush clearance activities over the past several years is available with the Club manager).

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. Use of the Club is a privilege that can be suspended or revoked for violations of the Rules & Regulations.
- It is expressly understood that all persons using the Club and its facilities do so at their own risk and agree to hold the board and council harmless from and against any and all claims, losses, personal injury or property damage, except in the case of the council's gross negligence or willful misconduct.
- Children under 13 years of age must be accompanied and supervised by an adult at all times. Supervision of children (13 years old or younger) means that the adult member or authorized non-member resident must be within visual and hearing distance of the children. It further means that the adult is controlling the behavior of the children in a disciplined manner so as to preclude inappropriate actions that may be dangerous or disruptive. The requirement for this supervision is applicable in all areas of the clubhouse and grounds.
- Club hours are 6am until 10pm. All members using the facility are responsible for departing the premises by 10pm. Signs are posted at the gate informing members of club hours.

ACCESS CARDS:

- All members and authorized non-member residents, 14 (fourteen) years and older, must have an access identification card. Children 13 (thirteen) years old and younger must be accompanied by an adult member or authorized non-member resident at all times while using the Club.
- The access ID card is required for admittance to the Club and must be in the member's or authorized non-member residents possession at all times.

GUESTS:

- Guests are permitted to use the Club **ONLY** when accompanied by an adult member (18 years old or older), or adult authorized non-member resident (18 years old or older).
- It is the responsibility of the member to insure 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.

❖ **The Clubhouse Rules and regulations are currently being updated. Until the new rules are approved by the Board, the August 2011 revised rules apply.**

FITNESS ROOM RULES & ETIQUETTE

FITNESS ROOM RULES:

- Hours of operation – 6am to 10pm.
- Users must be 14 years of age or older. An adult must accompany any user 13 or younger at all times.
- 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 clean/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 must turn off all lights, turn off 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.

FITNESS ROOM ETIQUETTE:

- Be observant of and courteous to others while using the fitness rooms.
- Use equipment for its intended purpose.
- Refrain from loud, boisterous conduct.

All persons using the fitness rooms and equipment do so at their own risk. Anyone using the club facilities, including the fitness rooms/equipment agrees to hold the board and council free from any and all liability.

POOL RULES

- Swimmers 13 years or younger must be supervised by an adult at all times.
- Non toilet-trained children or incontinent persons may not use the pools and spas.
- The lap pool is intended for lap swimmers. All non-lap swimmers should use the Rec. pool.
- No running or diving.
- No glass containers are allowed at pool areas.
- **No lifeguard is on duty at any time.**

DUES & ASSESSMENTS FAQ'S

Question: I don't use the clubhouse, so why do I pay dues to the LJAMC?

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.

Question: whose responsibility is it to inform 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 BOARD FAQ'S

Question: How often should I expect a newsletter?

Answer: The current schedule is twice per year: Summer & Winter. If necessary the schedule will be modified or there will be a special mailing. Past newsletters can be found on our website at: 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 4th 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 Allegis She Property Management 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 in the 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 in February; 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.

COMMUNICATIONS 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; email or write to the management company, ASPM; or speak to a Board director. 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. Agendas are posted in the foyer of the clubhouse prior to the scheduled meeting. Any member who has suggestions for enhancing communications with the Board is invited to provide those suggestions to the Board.

BOARD DIRECTORS/POSITION/RESPONSIBILITIES

PRESIDENT: BRUCE DYER ~ TERM EXPIRES 2020

Legal, CANYONS, RULES, COMMUNICATIONS.

VICE PRESIDENT: BRUCE NEAPOLE ~ TERM EXPIRES 2020

RULES, CANYONS, BUILDINGS.

TREASURER: RICH HEINRICH ~ TERM EXPIRES 2020

SECRETARY: GREG CHAUNCEY ~ TERM EXPIRES 2019

DIRECTOR: JERRY GARDNER ~ TERM EXPIRES 2019

DIRECTOR: BILL SIMMONS ~ TERM EXPIRES 2019

RULES, CANYONS.

CONTACT INFORMATION

CLUB MANAGER: JASON ELLIS (MON-FRI)

PHONE: 858.459.6903

Assistant Mgr.: NATHAN MICHELL (WEEKENDS)

FAX: 858.459.3416

ADDRESS: 1570 ALTA LA JOLLA DRIVE SD, CA 92037

EMAIL: clubmanager@ljamc.com

MGMT CO.: ALLEGIS SHE PROPERTY MANAGEMENT

PHONE: 858.430.5700

ADDRESS: 9340 HAZARD WAY, SUITE B2, SD, 92123

FAX: 858.430.9200

MANAGER: KAMI GOLDSTEIN

EMAIL: kgoldstein@aspm-sd.com

There is information on our website about the clubhouse.

Visit us at – www.ljamc.com

The LJAMC board meets the 4th 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.