

THE LA JOLLA ALTA MASTER COUNCIL

CLUBHOUSE NEWSLETTER

Summer 2019

CANYONS

Alta La Jolla Canyon (north). Since our notification to members, in the Autumn 2018 newsletter, the board and its attorney (John McGuire) have continued to urge the City to recognize its responsibilities for the damage caused by the erosion in the north canyon. We have provided additional information to the City regarding the extent of the erosion. The City has conducted its own reconnaissance of the area. We intend to file a formal claim against the City soon. This claim will state that the City is responsible for causing the erosion and the resulting damage in the north canyon. If the City accepts our claim and recognizes its responsibilities, we will expect a plan from the City indicating when it will take action. If the City does not accept our claim, the board will assess taking further steps up to and including filing a lawsuit against the City seeking an order requiring the City to undertake repairs and remedial actions. The board intends to address the membership prior to filing the lawsuit at this point. We neither know when such lawsuit filing might occur nor what costs will be involved. We will continue to keep the membership advised on this matter. **WARNING: There are signs along Alta La Jolla Dr. and in the canyon warning people not enter the canyon because of dangerous slope conditions; please heed these warnings.**

Alta La Jolla Canyon (south). The city is entering its third year of a five-year mandatory “compensatory maintenance and monitoring” period. We continue to monitor the canyon and work with the city. The two milestone reports from the city are available to view on the LJAMC website.

Van Nuys Canyon. We removed more debris that was discovered after recent rains. Since installing fencing in the south end, we have not seen any signs of human activity in the canyon and will continue to monitor the south entrance and nearby areas closely.

Brush Management. Preliminary inspections have found new growth in some areas of the canyon. We are working with our brush abatement contractor to identify areas of concern and to orchestrate a plan for this year's brush abatement work. ~ Canyon Committee

MESSAGE FROM OUR PRESIDENT

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 621 homeowners. In addition, members 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.

Board directors are expected to adhere to our Code of Ethics and to attend monthly board meetings, 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 any of the directors.

PICKLE BALL: The La Jolla Alta Clubhouse Board is committed to increase the overall enjoyment for the majority of its members in providing various recreational and social amenities. For more than two years now, the sport and social interaction of Pickleball has grown in popularity at the La Jolla Alta Clubhouse to the point that reserve play is now roughly equal to Tennis. The Board is considering making Pickleball a permanent partner of sport and social activity at the Clubhouse by dedicating one of the five courts for Pickleball play. A recommendation from our longtime court maintenance and repair company which has performed a number of these court conversions advises that the preferred court for this purpose is court four. This is the court closest to the lap pool area and is the largest of our five courts which will safely allow the installation of four Pickleball courts and adjacent sitting area for other players waiting to circulate in and out of subsequent games.

As always, The Board values the input of our members and ask that you participate in a brief survey which will be sent out shortly. The Board will use this survey in its deliberations as an advisory vote. It is through this type of exchange that the Board is best able to decide the course of action which will benefit the majority of our members.

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. We are presently awaiting Verizon's work plans and schedule.

SECURITY: 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).***

EVERYONE IS REMINDED TO STAY OUT OF THE CANYONS, WHICH PRESENT HAZARDOUS CONDITIONS. ALTA LA JOLLA CANYON (NORTH) IS MARKED WITH NO-TRESPASSING AND HAZARDOUS AREA SIGNS. IF CANYON ENTRY IS NECESSARY, CONTACT THE CLUB MANAGER TO SIGN A RELEASE AGREEMENT.

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 resident's 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 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.

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: Spring & Autumn. 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 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 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, Landmark; 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. (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. 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: RICH HEINRICH ~ TERM EXPIRES 2020

VICE PRESIDENT: LIBBY CAMPBELL ~ TERM EXPIRES 2021

SECRETARY: BRUCE NEAPOLE ~ TERM EXPIRES 2020

TREASURER: GREG CHAUNCEY ~ TERM EXPIRES 2021

DIRECTOR: JERRY GARDNER ~ TERM EXPIRES 2021

DIRECTOR: BRENDAN LEE ~ TERM EXPIRES 2021

DIRECTOR: BARRY SCHECHTMAN ~ TERM EXPIRES 2020

CONTACT INFORMATION

GENERAL MANAGER: JASON ELLIS (MON-FRI)

ASSISTANT MGR.: NATHAN MICHELL (WEEKENDS)

ATTENDANT: COSME GARCIA (WEEKDAYS)

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 GRANDE STREET, SUITE 206,
SAN DIEGO, CA 92123

MANAGER: JOSIE HUGHES

PHONE: 858.536.8100

FAX: 858.536.8175

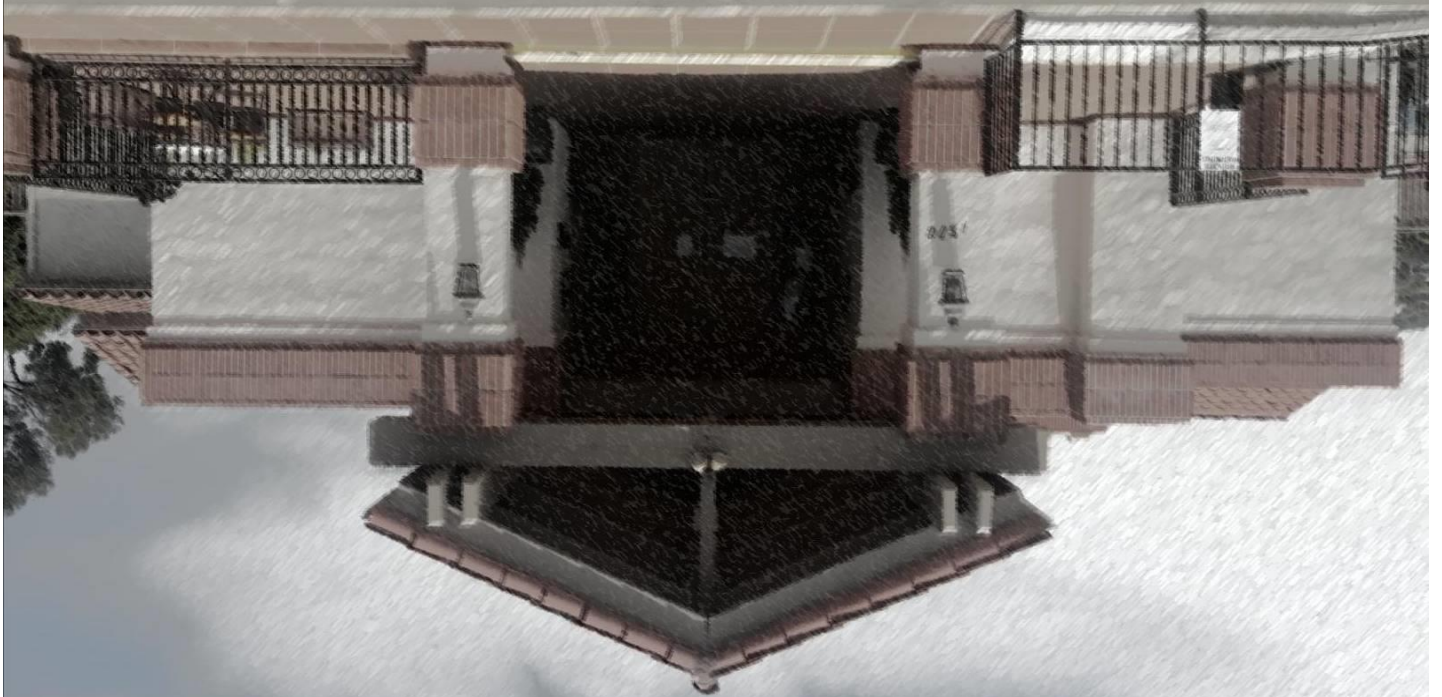
EMAIL: info@landmarkincsd.com

There is information on our website about the clubhouse.

Visit us at – www.ljamc.com

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.

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