



La Jolla Alta Master Council Clubhouse Newsletter

November 2019

Message from Our President

As 2019 is rapidly coming to a close, it's good to reflect upon the many blessings which we share as part of a unique community on the sunny side of La Jolla. Our Clubhouse and the many activities which it provides for our membership is truly one of the best values available. Through the diligent work of our Board, the budget for 2020 will be kept at the current fee of \$61 per month. We are keen to keeping costs manageable including **our request that all members sign up for ACH (Automated Clearing House)**. This simple step saves our membership hundreds to thousands of dollars per year due to the untimely late deposit, prelien, lien and foreclosure fees.

We also face some unknown challenges next year with the continued maintenance of our canyons areas, upkeep of our older courts, and renovation of our facilities. However, it's the continued intermingling of old and new members alike, whether for physical exercise, a game of bridge or simply some relaxing time in the jacuzzi that brings us together as a special group of people.

On Saturday, November 23, 2019 from 12:30 to 2:30 pm, **please join us at the Clubhouse for a wine and cheese event** which is hosted by your Board. We would love to meet and get to know you better. It's also our way of saying, "Thank You" for being part of a very special place.

Rich Heinrich

Canyons

When you purchased one of the 621 homes which comprise the membership of our Association, your deed included the use of the recreational facilities located at 1570 Alta La Jolla Drive known as the Clubhouse, but also the joint ownership of the Van Nuys and Alta La Jolla canyons which are to be preserved as open space. Although we derive no tangible benefit from owning the canyon lots, we maintain them through regular Board action to comply with the City's Brush Management Guidelines (SDMC Section 142.0412). The canyons are periodically checked for compliance with the 100' defensible area standard by Deputy Fire Marshall, Eddie Villavicencio. Last July, 2018 there were two small fires in the Van Nuys canyon which were apparently started by vagrants. At the request of Fire Marshall Villvicencio, the Board coordinated a briefing for three of the five HOAs which comprise our membership in view of numerous calls by concerned homeowners. As a proactive response to reduce the opportunity for future episodes, the Board authorized additional fencing and signage to frustrate access.

The canyons also serve as a watershed area for stormwater and the City has easement and responsibility for maintaining these drainage channels. In 2008, litigation was required against the City to improve drainage flow in the southern portion of the Alta La Jolla canyon. The settlement agreement reached several years later reiterates the City's responsibility for maintaining the drainage channels in both the southern and northern portions of the Alta La Jolla canyon. The Board authorized significant funds during the past two years to analyze and quantify the extent of erosion in the northern portion of the canyon and continue to work through legal counsel to have the City acknowledge continuing responsibility for maintaining and repairing the drainage channel as needed. The Board intends to reassess the eroded area next Spring and consider any further action through legal counsel as necessary.

Courts

The courts at the Clubhouse were built in two phases more than 40 years ago. Courts 1, 2, and 3 and adjacent to each other in the southern portion of

the Clubhouse facility and Courts 4 and 5 are in the northern portion. Courts 1 through 3 are approximately 10 years older than Courts 4 and 5 and show considerably more wear and tear. Our court maintenance company has again recommended resurfacing of Courts 1 through 3 which we hope can be scheduled in the next few weeks.

In July, 2017 the Board also approved the mixed use play of tennis and Pickleball for Court 3 and later striped Court 3 with four Pickleball courts in addition to the tennis striping. Due to the popularity of Pickleball among members, the Court Committee considered last Spring whether it made sense to dedicate one of the five courts to Pickleball. In July, 2019 the Courts Committee was expanded to include additional members who also played tennis in order to fairly consider the pros and cons. In October, 2019 the Courts Committee recommended four options to the Board which all included mixed use. The Board approved the recommended option which includes two Pickleball courts each on Courts 2 and 3 with appropriate striping for both tennis and Pickleball play. Reducing four Pickleball courts to only two on Court 3 significantly improves the safety concern voiced by the Committee in its recommendation.

Rules

The Board anticipates the long awaited revision to the Rules and Regulations which was last revised in 2011. We believe it will read easier and bring us up to date on the manner in which all of our members are expected to behave. The Rules will also be placed on our website for easy reference. Specifics will be forth coming in December.

Clubhouse

The Board obtained a bid to renovate the Clubhouse earlier this year which was deemed too expensive at this time. It is anticipated that the Board will revisit this issue next year and see if partial steps can be taken to appropriately bring our aging Clubhouse up to today's standards. If you would like to serve as a member on this project, please let us know.

Board Service

2019 saw the turnover of several Board directors who had faithfully served this body for some time. Unfortunately, much of the “corporate knowledge” also went out the door when they left. Although we are to have up to seven directors on the Board accordingly to our By Laws, we currently only have six. Therefore, if you have any interest in this type of service, now is a good time to show interest. A director’s term of service is two years and monthly board meetings are generally held at 4 pm on the last Wednesday of every month. Our Call for Candidates form is now available for the Annual Election of Board Members in February, 2020. Please contact our manager, Jason Ellis or any of our curent Board members if you’d like to set up an informal meeting to further discuss this opportunity and submit your name for election.

Board Members

President: Rich Heinrich - Term Expires 2020

Vice President: Libby Campbell - Term Expires 2021

Treasurer: Greg Chauncey - Term Expires 2021

Secretary: Brandon Lee - Term expires 2021

Director: Bruce Neapole - Term Expires 2020

Director: Barry Schechtman - Term Expires 2020

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