



# THE BREEZE

Monthly Newsletter by and for the Residents of Marina Park

August 2009

Visit us on the web at [www.MarinaParkCondos.com](http://www.MarinaParkCondos.com)

## Next Board of Directors Meeting:



The next meeting of the Board has been re-scheduled for Thursday, September 10, 2009 at 7:00 PM and will be held in the Recreation Room. Refreshments will be served starting at 6:30 PM. At this meeting, the Board will be approving the 2009-2010 Budget which will be mailed to the membership in September.

As always, all interested homeowners are encouraged to attend. Everyone present will have the opportunity to address the Board or ask questions.

## 2008-2009 Budget

At the July meeting the Board had their Budget Workshop. The draft budget was discussed with the increases and decreases in service amounts. We have listed below for your review what the proposed Assessments for fiscal year 09-10 will be. The final budget will be voted on at the September 10<sup>th</sup> Board meeting.

## Proposed assessments are as follows:

One Bedroom w/ Balcony	\$483.00
Two Bedroom	\$510.00
Two Bedroom w/ Den	\$549.00
One Bedroom no Balcony	\$470.00
Two Bedroom w/ Den	\$536.00
<i>850 #119,219,319,419</i>	

## Interior Design



The new Lower Lobby Mailroom is now completed and mailboxes will be ready for use in the next couple of days. Mailbox keys are available for pick up at the front desk. If you are on offsite

Owner, keys may be mailed upon request from the management office by calling 619-233-0553, ext 302.

Wallpaper and paint installation has been completed in the 750 area except for the area around the mailboxes and a few small areas in the hallways. Wall prep and paper installation has now begun in the 850 building.

Our Maintenance crew has installed the new wall sconces on each of the units in the 750 building. Refinishing of the door surrounds has begun to help match colors on the areas that are now exposed with the new sconces.

Wood Baseboards and tile installation which were previously approved by the Board will begin next week in the 750 building.

Artwork and floor signage has been on order and will be delivered the first week of September. Art installation will begin September 4<sup>th</sup> in the 750 building and 850 will begin once all of the wallpaper and paint has been installed.

Additional updates will be given as the project moves forward.

## Interior Design Committee

The Board and Stratus would like to thank the Interior Design Committee and all of its members for their hard work and dedication in getting this project moving forward. Your efforts are truly appreciated.

Although the Committees work has been on hold for the moment, additional assistance may be needed in the months ahead.

## Fire Sprinkler Repair/Inspection



The Fire Marshall requires that Marina Park obtain a state certificate of compliance for the sprinkler system every five years. In order to obtain this certificate, Marina Park is required to replace all corroded sprinklers and painted sprinkler covers.

Replacement of the corroded sprinklers and painted sprinkler covers is being completed in the common areas. Additional quotes have been obtained to reduce Homeowner's costs for the repairs that remain inside the units. Once a company is selected, a sprinkler repair schedule will be formed indicating costs and sent to the membership. Owners/Residents are urged to adhere to the schedule given by providing access to their units so that there are no additional costs incurred by the Homeowner for the Contractor to reschedule the sprinkler repair inside their unit and have everything completed in a timely manner.

Please keep in mind....sprinkler covers **cannot** be painted over because it voids the heat sensitive seal it is coated with when manufactured. If it is discovered, during the next 5 year sprinkler certification inspection that the sprinkler covers are painted inside the unit, the Homeowner will have to pay again to have the sprinkler covers replaced. If you plan on painting your unit in the future we ask that you **DO NOT** paint over the cover. Covers can be ordered specially if you desire to have the covers in your unit match your selected paint.

## Pool/Jacuzzi Update



The 750 & 850 Jacuzzi drain splitting have now been completed. The 750 pool repairs have now began and are expected to be completed by Friday, August 28<sup>th</sup>. These repairs are being done to bring the pools and spas into compliance with the Virginia Graeme Baker Act that was passed in December 2008 requiring all commercial pools/Jacuzzis to install split drains where there is currently one.

The 850 building pool & Jacuzzi will remain open until the 750 pool is completed.

The 850 Pool area is scheduled for closing on Tuesday, September 8<sup>th</sup> and will be reopened for use on Friday, September 18<sup>th</sup>. We appreciate your cooperation during these projects and apologize for any inconvenience that this may have caused.

## Do You Shred?



It is recommended that all personal information be shredded prior to being disposed of. As many of you know, our trash bins are removed from the parking garage and left in the street until the trash truck arrives to empty them. Additional options are being looked into to prevent the containers from being left out in the open; however, steps should be taken to protect your personal information.

## Water Conservation



Several rebates will be available for replacement of toilets, washing machines etc. More information can be obtained by calling 1-877-728-2282 or visiting their website at:

[www.mwdsaveabuck.com](http://www.mwdsaveabuck.com)

SDG&E is also offering a free Home Energy & Water Savings Kit. To request yours, call 1-800-644-6133 or order online at [sdge.com/energykit](http://sdge.com/energykit)

## Water Shut Off Valves



Maps have been posted in all of the bulletin boards in the garage elevator lobbies showing where each unit's water shut off valve is located. We are hoping the newly designed maps will assist in shutting off water to stacks where leaks are reported.

If you notice a water leak within your unit, the front desk should be contacted immediately. Prompt reporting of water leaks greatly reduces the amount of damage to surrounding units, common areas etc.

Angle stops and interior unit water shut off valves should also be checked periodically to ensure they are in working order. Many of the leaks in the past have caused

unnecessary damage that could have been prevented if water had been shut off in a timely matter.

### **Marina Park Library**



On several occasions, residents have left large numbers of very old, worn, yellowed hard back and paper books in the Library which we have disposed of.

We would appreciate it if the books you would like to donate have been printed no earlier than 2005, and are in good condition. Magazines should be no more than a month old. Please leave books and magazines on the table and we will shelve them.

If you have old, worn, yellowed books, they can be disposed of in the recycle bins. If you have books printed before 2005 you wish to dispose of, they can be donated to such agencies as Goodwill Industries, the Salvation Army or Father Joe's Village.

Please feel free to take as many books as you wish from the Library. There is no due date to return them.

Thanks so much for your cooperation.

Marje Acker and Jean Murphy

### **Rules Committee**

A small committee has been formed to spend time looking over the current rules and updating them. Once a draft has been completed it will be given to the Board for approval and then mailed to the membership for a review period.

### **Soap Suds**



Several units have experienced problems with soap suds backing up into their bathtubs, sinks & washing machine lines. Preventative measures can be taken by using a low sudsing laundry detergent such as Tide HE, Wisk HE and Fab.

### **Cats**



It has been noted that several Residents have been leaving food in

the common areas for stray cats. We would like to ask that this not be done because we have seen an increase in the number of feral cats and the food also attracts rodents and other unwanted wild animals. Indoor cats are also asked to be kept inside and not allowed to roam free into other neighbors patio areas.

### **CCDC**



Many projects Downtown are underway including pre construction at the site of the new Federal Courthouse. For up to date information and progress of the projects check out the CCDC website at:

[www.ccdc.com](http://www.ccdc.com)

Additional information regarding questions and or concerns related to the construction of the new courthouse may be obtained by contacting Jacobs, the Construction Management Company. Our contact is Charlie Atkinson and he can be reached at 619-204-8118.

### **Clean & Safe**



Clean & Safe Downtown

Partnership services downtown neighborhoods 7 days a week.

The primary responsibilities for the Maintenance/Safety services include:

- Sidewalk sweeping
- Trash removal from public trash cans
- Debris removal and other illegal dumps
- Power washing of public sidewalks
- Systematic graffiti and sticker removal
- Removal of human and animal waste
- Landscaping of the Broadway and Market Street medians
- Tree maintenance and weed abatement
- Deter quality of life nuisance crimes such as aggressive panhandling
- Work with the Homeless Outreach Team (HOT) to provide social service outreach referrals
- Assist visitors with directions and information

- Add a presence in downtown to prevent undesirable behavior
- Maintain open communications with police to report on-going issues
- Conduct routine patrol of downtown parks

You may contact Clean & Safe directly to make service requests by contacting the following:

Phone: 619-234-8900

Email: [info@downtownsandiego.org](mailto:info@downtownsandiego.org)

### Access Doors/Gates

Please make sure all doors/gates close securely when entering/exiting the building. Do not allow access to anyone you can not identify requesting access to the building.

### Architectural Changes



If you are considering any architectural changes in the future i.e., counter tops, flooring, window replacement etc. please contact the front desk or Stratus Management to obtain a Architectural Improvement Request Form.

All Homeowners are reminded that working hours 8:00 a.m. – 5:00 p.m. Monday – Friday.

### Having a Party???



Consider having it in the Association Recreation Room! There are kitchen facilities and a big screen television with DVD player. Events can be scheduled at the front desk. Hosting your event in the Recreation Room will prevent many of the associated noise issues that happen when events are hosted in individual units.

### Reminders.....

#### Flyers

Bulletin Boards in the Resident parking garages should be utilized for any advertisements, announcements and information you would like to pass on to fellow Residents. Please keep in mind that door to door notice distribution is not allowed.

### Washing Machine Hoses



We suggest that you have a plumber check your unit to be sure all angle stops and washing machine hoses are functioning properly. Floodchek hoses are available from the Association. Please contact Management at 619-233-0553, ext 302 for information on costs etc.

### Gym/Weight Rooms

Several Residents have been reported for bringing their pets into the gym while using the facilities. We would like to remind everyone to keep their pets out of these areas as they are not allowed. Please also be sure to shut off the air conditioning and lights before leaving.

### Shopping Carts



Please be courteous to your neighbors!! When using the blue shopping carts please be sure to return them to the garage lobby area when finished.

### Unwanted Items

From time to time residents have been placing trash bags and unwanted items in the hallways. Trash bags should be taken to the trash chute/bins immediately and unwanted items to donation centers and not left in common areas.

**Please report all comments/concerns or common area maintenance to:**

**Stratus Management**

**2645 First Avenue**

**San Diego, CA 92103**

**Phone: 619-233-0553, ext 302**

**Fax: 619-233-7972**

**e-mail: [katie@stratusmanagement.com](mailto:katie@stratusmanagement.com)  
[sue@stratusmanagement.com](mailto:sue@stratusmanagement.com)**

