



THE BREEZE

Monthly Newsletter by and for the Residents of Marina Park

May 2010

Visit us on the web at www.MarinaParkCondos.com

Upcoming Meetings

The May Board of Directors Meeting has been scheduled for Thursday, May 20th at 6:30 p.m. Refreshments will be served at 6:00 p.m. Interested Homeowners are welcome to attend.

The Board will be holding an Interior Design Workshop on Thursday, June 3, 2010 at 6:30 p.m.

Interested Homeowners are welcome to attend but will be limited to observation only. Notices will be posted prior to the meeting.

Fire Sprinkler Repair/Inspection



33 units were found to have fire sprinklers in need of replacement due to painted or corroded heads during the last inspection. The repairs are being scheduled two weeks from now. Notices will only be mailed to the 33 units requiring repairs. Once the repairs are completed, the 5 year sprinkler certification will be complete!!

All costs associated with painted sprinkler covers/heads will be billed to the Homeowner of the unit.

Covers can be ordered specially if you desire to have the covers in your unit match your selected paint.



Interior Design

Details for the new design scheme for the middle and upper lobby areas are enclosed with this newsletter.

Maintenance Report

During the months of April & May the Maintenance Crew was able to save the Association money by doing many of the tasks around the property. Some of the items completed include:

- Completed repainting of door frames in 850 building
- Replaced burned motor on air handler on 750 roof
- Replaced cracked drain lines
- Repair pinhole water leaks
- Removed conduit/wiring on Lobby roof to accommodate new roof
- Replace termite damaged wood
- Replaced bad receiver on automatic door opener
- Provide power to new automatic door openers
- Repair/replace missing/loose tiles
- Repair water leak on 850 circulation hot water line
- Responded to emergency main line back up call. Clean excess water and place blowers to dry carpet.

Marina Park Library



If you haven't already, we hope you will visit our Library located in the 850 building opposite unit #119.

We're in the process of getting rid of some of the older books, and welcome donations of paper backs and hard covers printed no earlier than 2000 and in good condition.

We also appreciate current magazines, not more than a month old.

Please leave book and magazines on the table and we will place them on the shelves.

Feel free to take as many books and magazines as you wish from the Library. There is no due date to return them.

Thanks for your cooperation.
-Marje Acker & Jean Murphy

Water Leaks



If you notice a water leak within your unit, the front desk should be notified 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.

Noise



With the warm weather here many of the windows are open to enjoy the breeze. Please keep TV's and radios at a reasonable volume and remember to keep telephone conversations inside as voices carry to adjoining units.

Pets may not be left on patios/balconies unattended.

Parking Garages



As many of you may know, parking in the guest parking garage has become an issue.

Several Owners have given permission to friends, employees, co-workers etc. to use the guest parking area as a personal parking space. Please keep in mind that the guest parking spaces are intended for Guests of Marina Park only and must be signed in at the Lobby. Vehicles found to be in violation of our guest parking rules

will be towed at the vehicle owner's expense.

It has also come to our attention that several Owners have been renting their private parking space in the secured parking garage to people that do not reside in Marina Park. This is a violation of the Association's Rules & Regulations and any Owners found to be renting their spaces to non-residents will be fined accordingly.

Complete rules regarding parking garages may be found in your copy of the CC&Rs or Rules & Regulations. Additional copies may be obtained by contacting Stratus Management.

Telephone Directory Update



Telephone directories will be printed and mailed to the membership by the end of May. All Homeowners and Residents will receive a copy. Spare copies will be left at the front desk.

Pool/Jacuzzi Updates

While in the pool areas please remember:

- ⊗ Pool areas may not be reserved for private functions.
- ⊗ Glass or other breakable items are prohibited.
- ⊗ Barbecues in the pool area are prohibited.
- ⊗ Pets are prohibited.
- ⊗ The pool/spa areas may be used only during regularly posted hours which are:
Sun. – Thurs.: 8:00 am – 10:00 pm
Fri. – Sat.: 8:00 am – 12:00 am
- ⊗ All residents and guests must avoid yelling or other loud, boisterous or objectionable conduct.
- ⊗ Children under the age of 14 must be accompanied by a resident adult.

⚠ Diving or jumping into the pool is not permitted.

Please review the Associations Rules & Regulations for the complete pool rules.

Courthouse



Please review the attached flyer for up to date project information as well as contact information for the contractor.

Hensel Phelps Construction is the general contractor on the site for the duration of the project. Scott Berg is available for questions by calling: 619-906-4055 ext. 4057

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.

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.

Pets



It has been noted that several Residents have not been cleaning up after their dogs while walking them in the common areas. Please be sure to pick up after your pets.

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.

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.

Gym/Weight Rooms

Please remember to wipe down equipment in the gym/weight areas when you are done using it. Towels and spray bottles have been supplied to clean areas after use. 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, be sure to return them to the garage lobby area when finished.

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:

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