

THE LA JOLLA ALTA MASTER COUNCIL

CLUBHOUSE NEWSLETTER

Autumn 2018

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.

CANYONS:

Alta La Jolla Canyon (north). The Master Council Board and its attorney continue to engage the City regarding erosion in the canyon. At a recent meeting with the City we provided additional information and emphasized the growing danger posed by uncorrected erosion in the middle of the canyon (along the meandering drainage channel). Presently our plan is to continue to urge the City to commit to performing the necessary repairs and mitigation required to meet its responsibilities for maintaining the canyon's drainage. Our city council member has been apprised of this matter. The Board will continue to keep members informed on this matter.

Alta La Jolla Canyon (south). The drainage repair site is now in the second year of a mandatory "compensatory maintenance and monitoring" period. Basically, this is a five-year re-vegetation of the canyon after it was cleared and re-graded (in 2016) to repair the previous erosion and to mitigate against possible future erosion. Copies of the plan and the annual monitoring reports are kept at the clubhouse.

Van Nuys Canyon. The Board has continued its monitoring of and conducted work in Van Nuys Canyon since the July 2018 fires. Several encampments have been cleaned out. The south portion of the canyon was surveyed to determine precisely the Master Council's property lines. A fence has been erected to discourage trespassers. The Board has filed a 'letter-of-agency' that permits the police to enter the property when trespassers are observed. The Board will monitor the canyon and, particularly, the south entry area for signs of trespassing.

Brush Management. Brush clearing in canyon areas behind Alta 1, Alta 2, and Emerald Cove have been completed. The City Assistant Fire Marshal gave a briefing to representatives of three of the community HOA Boards (all five community HOA's were invited), and several Master Council board directors and management. The focus of this briefing was to ensure understanding of the City's brush management requirements. Several site inspections have been conducted by the city's fire inspector. Master council parcels have been determined to be in compliance with city regulations. As is the Board's practice, canyon parcels owned by the Master Council will be maintained in compliance with the City's brush management code. Additional fencing will be installed along Alta La Jolla Drive. The purpose of the fencing is to restrict access to the canyon, north and south of the street. New signs have also been installed to warn trespassers. ~ Canyon Committee

MANAGEMENT STAFF: STAFFING WILL BE INCREASED STARTING IN 2019. IN LARGE PART, THIS IS A RESULT OF INCREASED WORK AND FOCUS IN THE CANYONS.

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).

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. Verizon intends to modify its original design and resubmit to the board for review. We are presently awaiting Verizon's work plans and schedule.

SECURITY: A new surveillance system has been installed at the club. The new system replaces the outdated system previously used, adding high definition cameras as well as a new control deck with DVR. Additional camera locations were included to increase coverage of the site.

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. 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: 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.: LANDMARK INC.

PHONE: 858.536.8100

ADDRESS: 9663 TIERRA GANDE STREET, SUITE 206,
SAN DIEGO, CA 92123

FAX: 858.536.8175

MANAGER: JOSIE HUGHES

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.