

The newsletter of the Redondo Village Homeowners Association

**NOTICE**

The front gate code for the Redondo Beach Blvd. entrance only will be changing, effective December 10, 2003. This new code is enclosed with the monthly statement.

To keep our complex as secure as possible, please do **NOT** give out this code to guests or fast-food delivery or professional services drivers.

Also, to enter the complex, please use your remote control for the front gate or your key for the side gate.

**Board of Directors  
2002-2003**



**Ron Alfonso**  
President

**John Fast**  
Vice President

**Andre Smith**  
Secretary

**Quincy Lim**  
Treasurer

**Carla Brown**  
Member at Large

**Geraldene Halbman**  
Member (Alternate)

**Alan Mimaki**  
Member (Alternate)

**Management Company**  
Cammarata Management  
310/325-1110

**Builder**  
JCC Homes  
310/540-3990

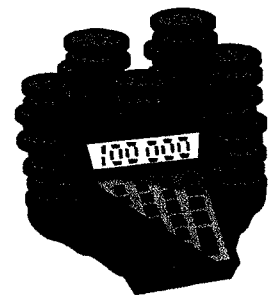
**Police**  
Emergency.....911  
Non-Emergency...310/217-9670

**Treasurer's Message**

**Hello Fellow Neighbors of Redondo Village:**

On Tuesday, October 28, 2003, the Board of Directors unanimously voted to raise our monthly dues from **\$88 to \$105** per month. This is an increase of **\$17** per homeowner and will be effective as of **January 2004**.

The decision to raise the monthly dues was not easy; however, it was necessary to cover the complex's increasing costs for water, electricity, insurance premiums, and other monthly expenses. The dues were raised according to guidelines from the California Association of Homeowners, which allows the Board to raise the dues a maximum of 20% without homeowner approval. At this time, the Board feels that the 20% increase is sufficient. If costs should continue to rise, however, we may have to revisit this item in the future.



The increase in dues may prompt many of you to ask several questions: How are my Homeowners Association (HOA) dues being spent? How much money does our HOA have in the bank? How much money is being kept in reserve to repair and/or replace various assets within the community?

In explanation, here is a summary of how our money is being spent. Our monthly income from all homeowners is **\$5,720**. Our monthly operating expenses on average total **\$6,100**, including the following:

- Water \$ 2,130
- Landscaping \$ 1,200
- Transfer to Reserves \$ 1,025
- Property Mgmt \$ 825
- Electricity \$ 720
- Printing \$ 200

While we have enjoyed keeping the HOA dues at **\$88** for the past two years, we have also been operating at a loss, at least in the last year due to skyrocketing utilities and insurance costs. We are hoping that the increased income of **\$725** per month will enable us to get our financial books balanced again.

On another note, the Board commissioned an independent property consultant earlier this year to conduct a Reserve Analysis Study for Redondo Village. (Note: The results from this study were mailed to all homeowners on August 22, 2003.) This study consisted of site inspections and field measurement to determine the condition and value of items for which the HOA is responsible. This information was used to compile a reserve inventory list. The reserve analysis estimates the remaining economic life of the items in the inventory list as well as replacement costs, then prorates existing reserves to these items. The analysis then estimates future contributions to project reserves so adequate funds will be available for future repairs and replacement. The HOA cur-

We have a recurring problem with homeowners taking shopping carts from local stores and leaving the carts on our property. This is an eyesore as well as a safety hazard.



Homeowners who do not drive should invest in a rolling cart that can be purchased at a number of stores or via catalog (e.g., Stacks and Stacks, 866/376-6856; or Get Organized, 800/803-9400). Those caught leaving shopping carts in, or on, Redondo Village are subject to a warning and possible fine.



Homeowners are responsible for purchasing and changing the lightbulbs in the light fixtures attached

to their homes, including in the light fixture on the front of the house. When replacing this lightbulb, please use the same wattage as the original bulb. This will help ensure a consistent look throughout our complex.

Please remember that guest parking is for guests only and not homeowners. Homeowners who violate this rule are subject to a warning and possible fine.



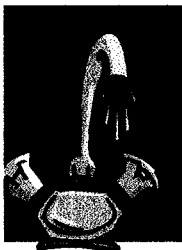
*Newsletter Editor*  
Janice Nagano  
15905 Coronado Lane  
jnagano@earthlink.net  
310/551-5936

rently has about \$25,000 in reserves. A fully funded reserve balance should be around \$64,000. Examples of some of the items in the inventory list are asphalt, concrete swales (paved gutters), pavers, pole lights, wall lights, iron entrance gates, front entrance intercoms, perimeter block wall, landscaping, and sprinkler system. Therefore, part of your monthly dues are earmarked for this reserve account so that we will have the funds to make repairs to the community when the need arises.

If you have any questions or comments regarding the items mentioned in this article, you are welcome to attend any HOA Board meeting for further discussion. Thank you for your continued support.

— Quincy Lim

## Help conserve water; keep our dues down



As you know, individual homeowners in Redondo Village do not pay for water. All units are tied to one main water meter, and all homeowners collectively pay for the complex's water usage through our monthly dues. As noted in the "Treasurer's Message," water usage is the largest monthly expense we have and it continues to escalate.

In order to help keep expenses down, and in an effort to stave off future increases in HOA dues, please keep water usage to a minimum. Please follow these smart water-saving tips:

### Kitchen

- Install low-flow water aerators on all household faucets.
- Only run the dishwasher when it is full. (Every load uses about 15 gallons.)
- If you wash dishes by hand, don't leave the water running for rinsing.
- Store drinking water in the refrigerator. Don't let the tap run while waiting for cool water to flow.

### Bath

- Install a water-saving shower head.
- Don't run the faucet while you brush your teeth or shave. (You can save up to 3 gallons each time.)
- Take short showers. (You can save up to 2.5 gallons or more for every minute you cut back.)

### Laundry

- Set the water level for the size of load you are washing. (A full load uses up to 60 gallons.)

### Outdoors

- Backyard sprinklers should be set to water no more than 5 minutes a day.
- Use a broom instead of a hose to wash dirt off surfaces.

(Sources: LA Dept of Water & Power, Southern California Water Agencies)

**TRIVIA QUESTION:** In the master landscape plan for Redondo Village, why was it decided to plant a type of ivy that would eventually cover the outside of our complex's stucco walls?

**Answer:** Ivy and other clinging vines are an effective deterrent against graffiti. These plants were purposely chosen for just this reason.