

APRIL 2008

San Antonio Del Mar Newsletter

Dear Friends and Neighbors,

WELCOME to our first newsletter and financial report. You will be receiving these every quarter. Your new Committee and Administrator have been meeting regularly, once a week during February and every two weeks since March 1. During that period, we have tackled some difficult problems. We have resolved some of those issues; some remain unresolved; and some will continue to require our attention into the future. Among the accomplishments during the quarter are:

- Completed the Election. re-instated our full-time Administrator and appointed the newly elected Committee officers to their respective roles and responsibilities.
- Moved forward the process of ending Acta Constitutiva (Civil Association).
- Established a new bank Account in US at Washington Mutual Bank (account # 3403 66 9704).
- Prepared a comprehensive Financial Report; published and reviewed the report in the April meeting.
- Paid past dues and penalties for workers to Social Security.
- Terminated rental cost of office space.
- Discontinued bill-paying services for community utility bills.
- Held meetings with the Mayor's office and Public Works to repair Calle Toronado and to preserve all green and common areas as community property.
- Completed badly needed maintenance for the North guard house (repaired, repainted, landscaped. installed new door; reconnected water meter & paid past due water bill).
- Maintained, in good condition, the big pool overlooking the ocean and islands .
- Launched a new website -- www.sanantionidelmarbaja.com
- Continued Contract with Alta Security. Expanded night security with car-patrol, 6am to 6pm.
- Maintained common areas to keep them clean and green (includes areas bordering the community).
- Repaired 275 square meters of street (rock/concrete), by individual homeowner's contributions.

Keep in Touch:

sanantionibaja@yahoo.com
www.sanantionidelmarbaja.com

Your Homeowner Dues?

Your most valuable Property Investment!!!

Call the Administrative Office to Make Arrangements:
619 793-5150 (US) 664 631 32 90 / 044 664 128 58 09 (Mex)

There is much more work yet to do. Certainly, the financial health of our community is the most important challenge ahead of us. The future security and attractiveness of San Antonio del Mar depend on the monthly contributions of all who live in this beautiful place. To maintain the current level of security and maintenance is costing between \$13,000.00 and \$14,000.00 per month. So far, we are managing the daily operations at a minimum level. We hope to expand the level of maintenance and security as more funds become available. We know that we cannot force homeowners to pay since our dues will always be voluntary. However, with your help, we will try to convince those who do not pay that the minimal fee of \$60.00 per month is one of the most valuable investments they can make. We hope to do this through person-to-person contact, by our commitment to this community, and the wise and accountable expenditure of its money.

Coming Events:

July 4 -- U.S. Independence Celebration in the Park

July 12 -- Homeowners Meeting in the Park /September 16 -- Mexican Independence Celebration in the Park

At our April Homeowner's Community Meeting in the park, we announced the launching of our new community website: www.sanantionidelmarbaja.com Bookmark and put it in your "favorites" so you can keep current with what is going on in your community. It includes our Homeowner Association Community and Committee meeting minutes, financial reports, a list committee members, contact information, announcements, community events, useful links for living in Baja, a photo album, and a lot more information. It will be our goal to keep this website current and helpful, one more tool for communicating with the community.

It is also meant to be YOUR website and will be filled with YOUR contributions. The webmaster (migitana@aol.com) is soliciting photos that you may have of the community, including historical ones, that you would like to add, events or announcements that you would like the rest of the community to know about. Also there is a special page called "Homeowner Recommended Services" where you can contribute referrals for local people (skilled craftsmen, certified professionals, day laborers, etc.) who have provided you with quality services and/or products.

With our new website, we invite those of you who are connected to the internet to keep informed about your community and share your ideas and suggestions. We are optimistic that, with your support, we will continue to preserve the beauty and tranquility that makes our community, San Antonio del Mar, the special place that it is.

Your San Antonio Del Mar Homeowners Committee and Administrator