

July 2008

## San Antonio Del Mar Quarterly Newsletter

Dear Friends and Neighbors,

It's the middle of summer. The umbrellas are out. The smell of barbecues sweetens the air. Families are picnicking in the parks and on the beach. Part-time residents come back to their homes. New and returning visitors stroll our cobble-stoned streets. On most weekends during the summer, our population doubles. We, who have the good fortune to live here year-round, know why. We've found a piece of "paradise" here in San Antonio del Mar. During the spring months, your Homeowners Committee and Administrator have worked to protect and enhance the tranquil character and beauty of this unique place. These are some of the important activities which have occurred during the second quarter:

- Termination of the Acta Constitutiva filed with the Notary Public and in the Public Registry.
- Monthly income from our homeowners has remained steady and kept our fiscal balance positive.
- Security expanded with the addition of security coverage on weekends during the summer at the pool and procedures for recording the identity of non-residents and their vehicles as they enter.
- Physical maintenance stayed at level similar to last quarter with these improvements: electrical service in the park and south caseta replaced; over 300 square meters of street replaced; street lights maintained; power poles replaced; pool pumps repaired and new pump purchased; public toilets repaired and maintained; facilities at 800 block pool repaired and painted; sprinkler system installed in south park.
- Several meetings were held with the Mayor's office (Playas Delegado) and Public Works Dept. regarding: repair of Toronado St. damage, construction height violations, abandoned vehicles, grey water drainage onto streets, dog control.
- Received plan for repair at Toronado St. with estimate set at \$40,000. (US)
- Several prior utility bills, prior to 2008, resolved and paid.

### Strengthen Security!

*Put a Resident ID Sticker  
On All your Vehicles*

Administrative Office – 294 Morro St.

### Your Homeowner Dues

**Help Keep San Antonio GREEN!!!**

Call the Administrative Office (294 Morro St.) to Make Arrangements:  
619 793-5150 (US) 664 631 32 90 / 044 664 128 58 09 (Mex)

**SECURITY:** We continue to contract with the ALTA Private Security Company and overall, we are satisfied with their service. During this past quarter there have been no incidents of house burglary or car theft. We were shocked and saddened by the death of Kenneth Stewart, a long-time resident who was killed in his home. The Police have identified a firm suspect but have not yet taken him into custody. The suspect is a young man who previously had done work for Mr. Stewart and was known by him. All indications are that this suspect was permitted to enter Mr. Stewart's house at the time the murder occurred and on previous occasions. We are confident that this was a situation that could not have been prevented by our security guards. As we have mentioned previously, residents must be responsible for and careful about persons they voluntarily allow into their homes. We recommend that all residents install a security system, maintain contact with trusted neighbors and be observant of what is occurring around your house and your neighbor's.

We have had several serious incidents involving dogs running free, resulting in serious injuries to residents and their pets. Walkers have been intimidated by roaming dogs. It is apparent that these dogs belong to residents. We ask all residents to keep their dogs secured or on leash and carry plastic bags in order to clean up after their dogs. We also ask residents to appropriately remind offending residents or visitors of their responsibility in this matter. We must respect the safety of others, especially children, and the cleanliness of our community

### Coming Events

September 15 – Mexican Independence Celebration at the pool.

September (date to be determined) – Tijuana-Ensenada Beach Clean-up    October 11 – Homeowners Meeting

**FIESTA:** On July 5, about 150 people celebrated USA Independence Day at the pool. Thanks to all who came and enjoyed themselves. Thanks to all who contributed and donated. It was a fitting party for the 232<sup>nd</sup> anniversary of the Declaration of Independence and a success for our community. And now we have some money in the bank (about \$200.US) for our Mexican Independence Fiesta on September 15. Don't miss it!

**FINANCES:** We invite you to review the Second Quarter Financial Report. Based on data from 5 months, we can estimate that our monthly expenses to administer and maintain the community at the current minimal level will be about \$15,000.00 per month. Remember your dues make it possible to keep our community a desirable place in which to live. If you are not currently paying dues, please give some thought to ways in which you might contribute to the community – to protect your investment and maintain standards of safety and appearance.

**IF WE DON'T TAKE CARE OF OUR COMMUNITY, NO ONE ELSE WILL!**

**CONTACT:** Keep in touch and contribute to your community at [www.sanantoniodelmarbaja.com](http://www.sanantoniodelmarbaja.com) and [sanantoniobaja@yahoo.com](mailto:sanantoniobaja@yahoo.com)

Your San Antonio Del Mar Homeowners Committee and Administrator