

October 2008

San Antonio Del Mar Quarterly Newsletter

Dear Friends and Neighbors,

Since the last newsletter, we have been experiencing a stormy "patch," but it's not coming from the ocean. On both sides of the border, the economy has seriously weakened. Tourism in Rosarito and Tijuana has almost disappeared. News of violence and crime occurring in these two cities reaches us almost daily. Although all of us are affected by events occurring beyond the edges of San Antonio del Mar, within our community we have remained financially solvent and safe. As long as our residents who pay monthly and quarterly continue to make their payments, our finances through December should stay positive. Except for one car theft and several attempted car thefts on the same night, our security program has been effective. So when we look out beyond the boundaries of our community and see difficulties and uncertainty, we realize how blessed we are to call San Antonio our "home." These are some positive accomplishments that have happened during the past quarter.

- The 600 block pool remained open throughout the summer with consistently clear water. There was security on weekends. Walls were painted and restrooms maintained clean and functional.
- Monthly income from our homeowners remained steady, enough to give hope we can finish the year with a positive account balance.
- Rules for visitors were published and are now handed out at the entrances.
- At four intersections, the street drains were repaired. The metal grates were removed and drain ducts cleaned of accumulated debris and dirt.
- 50 street lights were replaced. City service men now come twice a month.
- Fiesta for Mexican Independence was celebrated by many residents on September 15.
- Successful Beach Clean-up on September 20. Over 1 ton of trash removed.
- Continued to clear the streets of trash and weeds on a daily basis.
- Although street repairs had to be cut back, 170 square meters were repaired, especially pot holes.
- Continued to maintain common areas clean and green. Sprinkler system in south park expanded.
- Continued regular communication with CESPT (water and sewer department), Tijuana Delegado and Public Works Department, Animal Control Department about past projects and requests.

Strengthen Security!
Neighborhood Watch!
Report Suspicious Activity

Finish the year with POSITIVE \$\$\$\$
Do your part and pay Homeowner dues!
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: In September the Homeowners Committee decided to end our security-service relationship with *Alta Seguridad Privada*. This decision was reached with mutual agreement from both parties. The Committee and Administrator now directly hire and supervise its security personnel. *Alta* also agreed to release those employees who wished to continue working for SADM and all but one decided to remain employed by SADM. The Committee has researched other options and remains open to considering other security programs. However, financial considerations and the quality and consistency of personnel remain top priorities and the current security program addresses those priorities. All employee-related expenses and legal requirements are being handled by a private employee services company. This will insure that accounting procedures and Mexican taxes and other employee related expenses are handled properly. The committee was able to purchase uniforms at a very reasonable price. A resident generously donated communications equipment. There is a need for a patrol car. Dr. Martha Alvarez has donated her private vehicle temporarily. So.....

NEEDED: Car for security patrol.

Late-model, good running condition, good gas mileage.
DONATE or OFFER A GREAT DEAL. Contact the office.

FINANCES: As we reported in our quarter financial statement: Monthly income decreased about 1/2 this quarter compared to 2nd Quarter -- \$49,917 (2nd), \$26,530 (3rd). At the same time, the SADM Homeowners Committee was able to reduce Expenses during the 3rd Quarter -- \$47,290 (2nd), \$39,219 (3rd). This is a reduction of about \$8,000.00 over the quarter. We are hopeful that we can keep our services at the present level through December as long as homeowner monthly and quarterly payments continue to come in. Remember your dues make it possible to keep our community a desirable and secure 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.

CONTACT: Keep in touch and contribute to your community at www.sanantoniodelmarbaja.com and email to: sanantoniobaja@yahoo.com

Your San Antonio Del Mar Homeowners Committee and Administrator