



## Welcome to San Antonio del Mar

The Homeowners Association San Antonio Del Mar would like to present the February bulletin.

Follow our progress, see the pictures and like our page on Facebook: [facebook.com/SanAntonioDelMar](https://facebook.com/SanAntonioDelMar)

### **Security:**

Two weeks ago, we augmented our security team with fully trained police officers from the City of Tijuana....our security team is now made up of 11 people and we are planning to add two new officers in March. So far, the results have been impressive.

We recently detained 11 people for various offenses (scaling the walls, illegal entry, and suspicious activity) and arrested 5 people.

Two of those arrested were caught robbing homes, and both were RENTERS living inside our community. Their pictures and information are posted in the HOA office and they are permanently barred from returning to San Antonio, but it highlights a problem we all face: Homeowners who rent out their properties must know who they are renting to, and have a responsibility to know what is going on in their home.

Last year the police raided a home in San Antonio and arrested the individuals and the government seized the property for illegal activities. Now the owner has had to spend thousands of dollars on legal fees to try to get the property back, but its status is still in limbo.

We urge homeowners, if you are renting out your property, let the HOA office know who is there, get as much background information as possible on the

renters and visit the home on a regular basis to observe the condition of the home.

**IMPORTANT:** The additional benefit of having officers patrol San Antonio are paid for, in full, by the homeowner's dues and authorized by the Mexican Secretary of State. Therefore, if you are NOT paying dues but need police assistance, you must dial 066 and wait for the city police to arrive (usually 1-2 hours).

Please do not ask the guards about rumors or gossip. They are here to focus their attention on keeping all of us safe. If you have questions regarding what is going on in the community, come into the HOA office and we'll be happy to give you the latest information.

## **Maintenance:**

**Street Repairs:** The HOA has decided to extend our street repair program into 2014 to assist homeowners in fixing the streets in front of their homes. We pay for half the repair and the homeowner pays the other half. Just calculate how many square meters you have, divide by two and multiply the remainder by \$25. Fixing your street has never been cheaper or with fewer headaches. Contact the HOA office to schedule an appointment.

**Street Cleaning:** We are beginning the rotation of cleaning all of the streets in San Antonio again and expect this phase to be completed by the end of March.

**Fence Needed:** There is a big fence (almost 900 linear feet) needed along the North side of SADM (going out to Real Del Mar) but we currently do not have additional funds for this project. It is high on our list as the funds become available.

## **Homeowners Dues:**

We are happy to report that over 350 homes now contribute to the association (up from 120 when we took over in June), which has allowed us to expand our staff and improve many things in San Antonio, but with 750 homes, we are going to reach out to every homeowner in the hopes of getting more people to contribute.

Help keep the dues as low as possible by making sure your neighbors and friends also contribute. Dues Promotions (All promotions will expire on April 1, 2014):

If you own a home that is permanently unoccupied (not temporarily rented or lived in), we will lower the dues to the same amount as if it were an empty lot (\$200 per year). If you own 3 or more properties in San Antonio and pay full dues on one home, the other homes are eligible for a 50% discount.

## **Payments:**

Cash can be dropped off at the office and checks can be made out to:

**COMITE DE VECINOS SAN ANTONIO DEL MAR A.C.**

(Everything must be spelled exactly as shown – No abbreviations please)

And mailed to:

San Antonio Del Mar HOA

P.M.B.109

P.O. BOX 439060

SAN DIEGO, CA. 92143-9060

## **Emergency Numbers:**

066            Emergency Center (Police - Red Cross - Fire)

631-3026        HOA Emergency Number

(664) 360 6101    HOA Emergency Cell

Best Regards,

The San Antonio Del Mar Homeowners Board and friends