



Welcome to San Antonio del Mar

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

Follow our progress, see the pictures and like our page on Facebook: facebook.com/SanAntonioDelMar

General:

We are posting signs at both entrances indicating the new rules and procedures for all homeowners, visitors and workers entering San Antonio. Please take a minute to make sure you are clear on the new procedures:

Workers:

All workers entering San Antonio Del Mar must leave their IDs at the guard house and obtain a "worker badge" and return them on the way out and retrieve their IDs.

Visitors:

Visitors who come to San Antonio del Mar and are not registered to the homeowner must leave an ID at the guard house and obtain a visitor badge. On their way out, they must return the badge and retrieve their ID.

Renters:

All Renters who reside in San Antonio can provide a copy of their rental agreement to the HOA office and obtain a "Rental badge" to avoid getting stopped at the gate.

We are going to have suggestion boxes installed at both entrances where anyone can offer a suggestion to improve the community. You may also send us an email, or come by the HOA office during business hours.

Security:

The President and VP of the HOA board met with a delegation of officials from Playas de Tijuana and they mentioned how pleased they are with our investment of police officers to augment our security team. To that end, we are very happy to report that the city has authorized an official police car to operate between San Antonio Del Mar and Baja Malibu 24 hours per day, seven days a week. We have never had so much coverage of official police officers in our community. A big thank you to all the homeowners and renters who contribute to the association who helped make this happen.

For those who are concerned about too much police presence, the city officials have asked that we report any misconduct by any police officer. Just come to the office and fill out a brief incident report. All reports will be handled with confidentiality.

Our security team has detained a few more people (one was a homeowner who jumped over the fence--- so we must insist that everyone use the proper entrances and exits), and we are happy to report that there have not been any reports of break-ins in the past 3 weeks. If you are a victim of a robbery, please notify us at once so we can improve the security in the community.

As always, we ask that each homeowner does what they can to protect their property by adding lights, motion sensor alarms and keep all gates with street access locked at all times.

Maintenance:

We have added two workers who will be dedicated to maintaining the parks (both North and South) and the 600 block pool. The South park is currently being re-seeded, so please be careful not to trample on the new grass.

Street Lights: The director of public works in Playas de Tijuana has agreed to help us fix and install new lights in the community. Essentially, the labor to repair the lights will be covered by the city, and we will have to pay for materials.

Street Repairs: The HOA has approved repairs to Cantil (a major thoroughfare in the community) so please be respectful of the workers who are repairing the street.

The cost of our homeowner street repair program will have to increase due to the big increase in the cost of cement recently, as well as the increase of the sales tax in Mexico which went up from 11% to 16%.

We still 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 \$29 instead of \$25. Fixing your street is still cheaper than it ever has been and with fewer headaches. Contact the HOA office to schedule an appointment (only for paying members of the association).

Reports: Homeowners who pay dues can now file reports with the HOA office, including the following:

- 1) To report a break-in, security problem.
- 2) To report trash left in front of your home by someone else.
- 3) To report abandoned cars to be removed.
- 4) To report loose dogs
- 5) To report broken septic systems / sewage leaks

Dogs: While the number of unattended dogs has been diminished, there are still some roaming around. There is no reason for any dog owner to allow their dogs to roam freely through the community. Please make sure to tell your neighbors to keep their dogs on leashes and ask them to clean up after their animals.

CC&R's:

The HOA had a successful meeting with the director of urban development in Plays de Tijuana and he has asked us to register the rules and regulations for San Antonio with his department. We are in the process of re-drafting the old rules we have and expect to submit them to the city within a few weeks. There will be additional expenses with this submission (legal fees, mostly) but we will try to mitigate the cost.

Please keep in mind that once the CC&R's are submitted and approved by the city they will only apply to new construction within our community. Any complaints regarding previous permits must be taken up with the building department in Playas de Tijuana.

Events:

Easter: We are going to have an Easter party sometime in April.....so stay tuned for more information.

Homeowner Dues:

Your dues help pay for the salaries of the guards and the maintenance workers and the other improvements we are implementing. Don't let others pay while you enjoy the benefits of the work being done to improve the community. Help keep the dues as low as possible by making sure your neighbors and friends also contribute.

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 (Members only)

(664) 360 6101 HOA Emergency Cell (Members only)

The HOA office hours are:

Monday – Friday: 9am to 4pm.

Saturday: 8am to 2pm.

Best Regards,

The San Antonio Del Mar Homeowners Board and friends.