

**FEBRUARY 2000**

# The Glen Gazette

## OFFICERS & DIRECTORS

**President:**

Jack Rutherford 373-3732

**Vice-President:**

Candy Pollock 644-0304

**Secretary:**

Glen Grossman

**Treasurer:**

Jack Rugar 647-8431

**At-Large Director:**

Virginia Capra 372-0302

**Newsletter:** Glen Grossman

**Architectural Control:**

Ron Johnson 372-3949

Vince Capra 372-0302

Jessa Lee Lapatra 647-1505

**Gardening:**

Carol Rutherford 373-3732

**Welcoming:**

Pat Claus 333-9518

**Managing Agent:**

Joseph Chaffers (MCC) 624-7552

## BOARD NEWS

The Board of Directors met on Tuesday, January 25th and again on



February 1<sup>st</sup> at 5:00 p.m. at unit #36. Dave Brown, Division Chief, Pacific Grove Fire Department attended the January 25<sup>th</sup> meeting as did Russell Villalba, President of The Glen Heights Homeowners' Association and Tony Richards, chair of the Glen Heights' Architectural Control Committee. Chief Brown gave a presentation on fire prevention and education. Chief Brown recommended both homeowner associations install Knox-Box keys which allows the fire department and ambulances much quicker entry into the developments because in emergencies, every second is critical. At the February 1<sup>st</sup> meeting, the Board reviewed minutes and financial reports for prior months. As of December 31, 1999, the association had \$117,000 in actual cash and projected liabilities of \$155,000. The Board received and approved a bid of \$5,120 to repair the front gate damaged by vandals on January 20<sup>th</sup>, install the Knox-box recommended

by the Fire Department, and replace the circuit board outside the front gate. The Board also amended the Rules and Regulations to prohibit storing firewood inside garages because Orkin advised that storing firewood inside the units facilitates termite infestation. The Board further decided that in the event violation of this rule causes any damage, the Board will seek reimbursement from the violator(s) for all costs and expenditures incurred.

## NEW GATE CODE

The gate contractor is scheduled to work on the front gate on Thursday, February 3<sup>rd</sup>. Thereafter, you will push the "9" key on your telephone to buzz people in.

## INSURANCE

In the next few months, the Board will be reviewing our insurance policies including our earthquake insurance policy. When we purchased earthquake insurance a few years ago, the coverage was based upon the then existing fair market value of the units in the complex. Since that time, fair market value has literally skyrocketed. The Board will have to decide whether to drop earthquake coverage, keep the coverage at its current level, or increase the coverage to correspond with the fair market values which now exist. Obviously, any increase in insurance coverage will most likely result in an increase in Association dues. If you have an opinion on whether the Board should drop, maintain as is, or increase earthquake

insurance coverage, please share it with any Board member or with Joseph Chaffers.

Association members are encouraged to purchase an HO-6 individual unit owner policy and to add "Earthquake Loss Assessment Coverage" on their HO-6 policy. In the event of an earthquake, the Board is likely to issue a special assessment to cover its deductible. Earthquake Loss Assessment Coverage covers those special association assessments. Members are also advised to document the interior of their units with a video camera. Get close-ups of the model, manufacturer's name, and serial number of any appliances. According to the ECHO Journal, this is the best way to document your belongings prior to any loss.

### **ARCHITECTURAL CONTROL**

Under our governing documents, no alteration of the exterior of any unit may be undertaken without written permission from the Architectural Control Committee. This includes satellite dishes affixed to the exterior of the unit. Vince Capra (#80) chairs this committee. Contact any member of the committee if you wish to receive written permission.

### **PARKING**

Residents are again reminded that Guest Parking is for your guests. It is not a spare parking space for you. Residents will be fined if their vehicles are left in Guest Parking.

### **PETS**

We still have members who are not picking up after their pets. Please carry a bag with you whenever you walk your pet. Remember -- you must pick up after your pets if they relieve themselves on Glen property!! This is a health issue as much as it is a nuisance issue. Thank-you.

### **INTRUDERS**

We still have people trespassing on Glen Lake Drive. It is better to be safe than sorry. If you see someone who you believe does not belong here, please contact the City of Pacific Grove Police Department at 648-3149.

### **GATES**

We still have people leaving our front pedestrian gate open. Please remember to close it after you enter or exit. Also, please remember to close the Upper Glen's gate if you use it.

### **NEXT BOARD MEETING**

The next meeting of the Board of Directors will be on **Tuesday, February 22nd at 5:00 p.m. at unit #36.** All residents are invited to attend.