

Antigua Village February 2014 Newsletter

Village Meeting: A village meeting was conducted to discuss our budget with anticipation of getting ideas for the next budget which starts on 1 July 2014. The meeting surfaced good ideas, but, only 7 owners were represented. I wish there were more.

Landscaping: The complaint I receive the most is about landscaping. Some say we are a village with high value homes but not high value landscaping. Some of you plant your own flowers and I thank you. Possibly others would like that option and plant flowers of their choice. As I pointed out, at the Jan 9 meeting, we have challenges in the budget as the complex ages. I do not have the answer on landscaping but with the help of a few residents I am exploring options.

Parking: Still a problem and my second highest complaint. Some residents do not want to comply with Coronado ordinance and HOA rules to maintain two parking spaces in their garage. Consequently there are fewer parking spaces for guests and we are not getting complete street sweeping on Fridays.

Parking in front of Garages. If passed by residents the new Member Handbook will restrict parking in front of garages and possibly fines will be initiated in the future. It is difficult to back out of adjacent garages when vehicles are parked behind the garage.

Member Handbook: A new Member Handbook is being worked. Currently there is much discussion among Board Members. Once the Board agrees the draft will go to legal for review and then to all home owners in the Cays. After comments are received the Board will review the comments, make any agreed changes and then publish. Based on the current pace this could take awhile. When the revised Member Handbook is sent out for comment I encourage you to read every page and comment on the changes. We are now in 2014 with rules that date back many years. This is the most comprehensive review in years. After the Member Handbook is complete the committee will review all other pertinent documents that may be out of date for Board approval.

One proposed rule to the Member Handbook is to limit rentals to one year versus the current Coronado Ordinance and Cays HOA rule of 25 days. There is slight opposition to this rule from a minority vocal group. I would like feedback on your thoughts. My email is: Directorantigua@aol.com or send written comments to the HOA. I prefer comments in writing for documentation. I believe we have less than 50 per cent owner occupancy in Antigua. What does that mean, less volunteers for the community, less pride in the community, lots of renters moving in and out and it could be more difficult for buyers to obtain loans based on owner occupancy rates.

Chair Lifts: As the Antigua population ages some need chair lifts. Chair lifts are approved, but, we now we find that as neighbors age the chair becomes a safety problem for them to get up and down stairs. In addition some neighbors have to pay extra for furniture deliveries. They should not have to endure a safety problem or pay extra for deliveries. In the future I will ask the AECC to include in their approval that chair lifts must turn as they reach the top of the steps and extra delivery costs for neighbors are paid by those installing the chair lift. Meanwhile those with chairlifts should at neighbors requests send the lift to the bottom after use to ease getting up the steps.

Floors: More wood and tile floors are being installed. If you are in an upper unit ensure you comply with the **State Code on sound barriers. Contact me or the HOA office if you are in doubt about the sound barrier code and HOA rules.**

Hazardous Waste. Recently a resident of another village was observed placing waste oil in a dumpster. This is not acceptable. Every Saturday the Fire Department accepts hazardous waste on Coronado.

Water Rates. Expect your next bill to increase. American Water briefed the HOA Board that residential rates will increase 44 per cent in February 2014. For example if you use 7760 gallons expect an \$11.12 increase. Corporate rates such as the HOA will increase 27 per cent. We, Antigua and the HOA Common areas, are already above budget in water and this increase is not in our favor. We have used less water every year but rates have increased. The HOA Landscaper and I are looking at options for plants.

We recently had one meter reflect \$900 more water than usual for one month. The meter was tested and found to be accurate and no leaks were discovered. The next month the bill was back to normal. If you see water on for an extended time or a see a leak please turn it off and report it immediately.

Last: I have a job and other volunteer opportunities in my community that take time away from serving you up to my standards, so, **I will not be on the ballot** for your Director this year. I considered this a two year term for me when you elected me. It has been a wonderful experience to serve you and I hope with my leadership in Termite Fumigation and other areas I have positively contributed. I have not reached all of my goals but I find HOA's move slow. I believe in fresh ideas from Village leadership. In the next months all owners will be given an opportunity to be the next Antigua Director.

Think about how you can serve your village.

I always welcome input,

Gary