

the past few years and the responsibility to the resident owners by the Boards requires critical scrutiny of our finances.

The lack of acceptable appearance of our landscaping continues from year to year. The stripping of hillsides in an effort to replant the entire hill during a drought period like S. California is experiencing results in plants being replanted over and over again. New plants require excess water to get established and we could save thousands of dollars by incorporating new plants only in the bare areas without stripping existing plants. Residents tell of plants having been replanted 4-5 times. It would certainly be in the realm of the Boards fiduciary responsibility to get a cost for this "plant loss ratio" within LWV.

The "White Elephant" called the San Sebastian, is still looming it's ugly head and is once again up for sale. The units will be rentals, leases or sales. This is coming up again on the City's agenda and it will be difficult to predict what can come of it. One consolation is the information that the 134 units have 307 parking spaces. This should take some of the load off of a potential eminent domain action on our Library parking lot. Or, will it?

Continued pressure to engage in extensive "Land Development & Entitlement" activity does not give residents a warm feeling concerning their future. The payoff of the HUD Loan has removed one of the obstacles to land development by taking HUD out of any potential negotiations. It is true that HUD had little interest in the subject as the unpaid portion of the load reached zero. It would certainly be in our best interest to take the suggestion of Director Nugent and review and modify our corporate documents, such as the Regulatory Agreement, the Occupancy Agreement, etc., with a knowledgeable

attorney who specializes in these kind of documents, the Boards could establish a confidence in our future that does not exist today.

A resident asked the General Manager what resulted from the hundreds of thousands of dollars that were spent on the last Land Development analysis. The GRF Board and General Manager were as silent as a church mouse.

Will 2010 be different? We have some new Board members who should have a new insight into the running of our corporations and if they would take their fiduciary responsibility and put it to good use, We might see some changes in the oversight that is currently non-existent.

## \$40 per Hr Labor Charge

**R**esidents Voice wants to thank Director Paulus for his response to our question by sending us Director Freshley's analysis of the questioned hourly labor billing rate that we are charged. The following analysis is not specifically for PCM's rate, but helps to explain how one "could" justify the \$40.

This is a response to Director Freshley's comment, "I do not know where this rumor comes from, but we do not pay PCM employees who mow our grass \$40.00 per hour." Residents Voice (RV) does not know where the rumor came from either. The statement that was made by RV was, "Why is the

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