

Our Property Lines

Where oh where can they be?...This is important, particularly since we are aware of a security patrol officer parking at gate 11 watching for cars making a left turn off Santa Maria and entering gate 10. Time after time, residents are nailed for speeding and travelling well over the 10 mile an hour limit... which they well may be...but not if it's not taking place on our property!.... **trust...but verify**

Try it yourself, make a left after stopping at the stop sign and coming off Santa Maria (a 45 mile an hour zone) Check your speedometer and you are probably doing around 20-22 mph...When do you hit your brakes to reduce your speed to the posted 10 mile an hour limit for all gate entries? In other words, the \$64,000 question is....where does our property start? Is it the line between the road leading to the gate and abutting Santa Maria? Is it at the wrought iron fence bearing a 10 mph sign? Or is it at the speed bump just before the gate house? Since our private security patrol officers can only ticket drivers on Village property this may be a sticky wicket for the over exuberant officer and may actually border on entrapment!

To **trust...but verify** that we understand exactly where our property begins, the property line question was posed to GRF's Security and Community Access Committee meeting last November requesting clarification regarding gates 7, 8 and 14 in addition to 10. At the December committee meeting the response was "Staff is still looking at maps to make the correct determination" We won't know until the answer is finally determined. Stay tuned while we continue to **trust...but verify**.

Water Usage

Despite the televised statements of one obviously confused Director in Third who insisted

there is no water shortage in California, Third is paying substantial monthly fines to the El Toro Water District for over-usage. Water usage is documented by meters. Embarking on an attempt to determine exactly where the excesses were coming from and even more importantly what exactly were the contributing factors, Third conducted an extensive investigation focusing first on homes in gate 11 because those homes are individually metered. Where problems were uncovered they were corrected and only a few were caused by leaking toilets, counteracting the theory loudly and repeatedly espoused by one nonagenarian resident who referred to the cause of excessive water consumption as "leaky loos".

Investigation proved this was not the cause, but more likely the original plumbing design which created significantly long distances from the water heaters to the point of usage. People needed to run water in their showers and faucets long enough for the desired hot water to arrive. Installing a device at the point of use seemed to be the least expensive solution. In this case Third did not **trust** the most vociferously stated cause, but did take the necessary steps to **verify** and uncover the most likely culprit.

The investigation now moves to multiple units monitored by a single meter and where those meters show excessive usage, each unit will have to be checked for the cause and to **verify** which users could be contributing to or creating the overage. Depending on the emerging data in this phase of their investigation, Third will take whatever action required to address the problem and see that it is ultimately resolved or at the very least, usage is reduced. Water conservation is alive and well in Third Mutual despite the lone naysayer!