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as those experienced in the past, namely the Credit Card Caper, the unauthorized Incentive Plan, the Discretionary Bonus boondoggle and a contract that pays any and all expenses of a management company that has made, and continues to make expensive mistakes in the maintenance of our community.

## *Property Lines*

Some months ago we questioned Security and Community Access on exactly where our property lines begin at entrances to gate 8, 10, 7 and 14 due to the proliferation of speeding tickets. Since the 10 mile an hour limit sign is attached to the wrought iron fencing just before each gate, what is the speed limit from where the property line begins and where it becomes 10 miles an hour? We learned that our property begins where the gate driveway abuts Santa Maria Avenue for 8, 10 and 11 and where it meets El Toro Rd for entry to 7 and 14. We assume, although we did not ask for gate 9, it would mirror 7 and 14. This means another visit to Security and Community Access. There is no designation of speed limit in the area between the gate and where we are now told our property starts. What is the limit there? 10 mph, same as the gate, 15 mph same as Gate 3, 25 mph same as the community limit...what? Unfortunately this will mean more signs if they cannot agree on a 10 mph from the entry to the gate and just a repositioning of the existing signs.

## *Payoff for Attending Meetings*

Several months ago several members of GRF were very excited about the potential for developing a View site which clearly would be spectacular, though severely limited in visitor capacity. The spit of land

overlooking the entire Saddleback Valley is at the rim of a hill below the water tower in Cul de Sac 306. The automobile access was only through 306 where the residents have been struggling with insufficient parking. The footpath was through Third Mutual common area and very close to the rear patios of at least one multi-unit building. The landscaping division presented sketches and proposed design to what was really a very small piece of basically inaccessible land. Because residents of 306 attended the meetings and spoke up the View site went down to well deserved defeat. Lesson learned, attending meetings, speaking up and voicing concerns pays off.

## *Conflicts of "Monies"*

**M**any Boards find it hard to identify areas for cost savings. Below are some areas that can be used as either past or potential future illustrations;

***Past savings that were implemented via Board review:***

Cost per Square Foot of outside painting (1996):

PCM                      Greater than \$ 0.70

Outside Vendor:      Approx \$0.60

***Current savings that could be implemented with Board review:***

Cost for United sidewalk lighting upgrade:

PCM                      Greater than \$ 1,000,000

Outside Vendor:      Approx \$360,000

Upgrade CH#2 Lawn Bowling Greens:

PCM                      Greater than \$476,000

Outside Vendor:      Approx \$316,000

Upgrade CH#2 Lawn Bowling Cement Pads:

PCM                      Greater than \$ 40,000

Outside Vendor:      Approx \$22,000