

UPTOWN RESIDENTIAL

VOLUME 31

APRIL 2013

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BOARD OF DIRECTORS

Jeff Alexander
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Treasurer

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Director

COMMITTEE CHAIRPERSONS

**Community Management
Advisory Team (CMAT)**
Damien Stroika
stroikadamien@hotmail.com

Social Committee Chair
Carla Coshow
realestatecarla@aol.com

**Landscape Committee
Chair—Deborah Locke-Kahn
& Co-Chair—Yvonne Lord**

CALENDAR OF EVENTS

Landscape Committee
(1st Wednesday each month)
Wed, Apr 3rd, 2013, 10:30am

Social Committee Meeting
(2nd Tuesday each month)
Tues, Apr 9th, 2013, 6:30pm
At the onsite office.

**Community Management
Advisory Team (CMAT)**
(3rd Wednesday each month)
Wed, Apr 17, 2013, 7pm

**Monthly Board of Directors
Meeting**
(2nd Thursday each month)
Thurs Apr 11, 2013, 6pm

Management Update

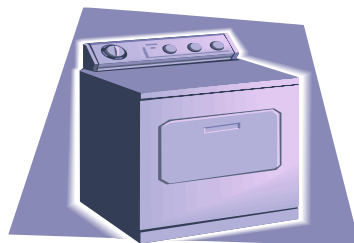
By Sharyn Koenig, Assistant Association Manager

Painting Project:

Varsity Painting will be on the property for the final time this year the week of April 15th. They will be here to complete any outstanding punch list items and will also be here on Saturday, April 20th to complete any doors and door edges that haven't yet been painted. If you have any outstanding issues please contact Jay at Varsity to report these issues and he will add you to the punch list. You can email Jay at Jay@VarsityPainting.com and all emails must be received by midday on April 12th. Once again this will be the final time that Varsity will be at the property until May of next year so please be diligent in reporting all issues.

Dryer Vent Cleaning:

Thanks to an overwhelming response by Homeowners to the dryer vent cleaning offer we have now scheduled for the work to be done. San Diego Air Duct Cleaning will be on the property from the 15th - 17th April, which is a Monday thru Wednesday, to complete the work. All work will be done from the outside of your unit so you will not have to be present. Work will start at 9am each morning and go until 4:30pm each afternoon. Notices will be placed around the property as a reminder as we get closer to the start date.



After Hours Service:

As you are all aware Uptown District has an after hours emergency service. Nova, answers all calls coming into the Management office outside of our business hours. As the Association is billed for these calls to Nova it's important that you only call the office outside business hours if there is a threat to property. All other issues that are not an emergency should be called in the following business day. For example if you have a plumbing issue, you call a plumber, if there is a threat to life you call 911, if you lock your fob and keys in your car then you call a locksmith. Also, with fob issues, if you lose your fob or your fob stops working then this will also have to be handled during business hours which are Monday - Friday 7:30 am - 4:30 pm. If a gate is not working properly or there are any other security issues a good idea is to call the Courtesy Patrol and make them aware of the situation. They will monitor the gate more closely and then we will arrange to have it repaired when we return to the office. We thank you for your cooperation.



Social Committee:

By Carla Coshow, Social Committee:

This year Uptown Open House Tour has been scheduled for Saturday, April 27th. While there are several Owners who have already agreed to show their units, we still need a few more upgraded condos to share with interested Uptown residents. All floor plans are welcomed, any changes from light cosmetic work to complete remodels have been shared. Input from the Owners, such as reflections on the contractor, living through the process and what they would have done differently, or not done at all are provided to all participants in a booklet form. For those interested, inexpensive advertising space is available in the booklet to defray the costs of printing. The schedule is as follows: We will meet in the onsite Management office for coffee and pastries along with a brief presentation about the remodeling process. Information regarding the remodeling process will include HOA requirements, a general guide to hiring contractors, and your questions will be taken and answered.

We will then break into smaller groups to tour the properties on the tour, lead by one of our residents who will serve as a docent.

As usual, a lot of help is needed to plan this popular event. If you would like to showcase your unit, or serve as a docent please contact me at 619-246-6807 or RealEstate-Carla@aol.com, or join us at our next meeting. We will also be discussing and setting a date for our Annual Spring Yard Sale.

Our next Social Committee meeting will be held the second Tuesday of the month, April 9th at 6:30 pm in the Frank Orr Center.



Remodeling:

If you are considering doing any remodeling in your unit please remember that an architectural request and all the appropriate paperwork needs to be submitted to the Board of Directors for approval before you commence. If you do any work on walls or ceilings then your contractor should check to make sure that there is no wiring for the fire alarm system running through these areas. It's a good idea to check with TriSignal to prevent any false alarms and calls to the fire department which you would be charged for. You can call the office to get information for TriSignal.

IMPORTANT CONTACT INFORMATION **UPTOWN DISTRICT OWNERS' ASSOCIATION**

Courtesy Patrol (after hours) - **619-838-1260**

Crime in Progress—call **911**

San Diego Police Department (Non - Emergency)

619-531-2000

A - I Prestige Plumbing - **858-748-3448**

Hudson Management (Financial Only) **858-514-8820**

UDOA Office

Phone—619-294-2749

Fax—619-295-1478

management@uptowndistrict.org



Office Hours:

7:30 am– 4:30 pm Mon—Fri

(After hours emergencies are answered by a call service.)

Farmers Insurance:

As you are aware Uptown District is now 20+ years old and as we all know with age comes issues. It's no different with a property. Plumbing issues are becoming more prevalent, there is a lot more maintenance that is needed and items that need to be replaced, it's inevitable. One of the main concerns is the plumbing and making sure that all Homeowners have adequate coverage in the event of a flood into their unit.

Our Farmers Insurance representative Matt Lawton will be on the property on the following dates to discuss personal insurance needs and issues with the Homeowners. If you would like to speak with Matt to find out if you are adequately insured then he will be more than happy to review your current insurance coverage and explain it in terms that you can easily understand and then advise on optional coverage. He will be happy to answer any questions that you may have. Matt will be here in April on:

Wednesday 10th, Pool Area, 5 - 7pm

Wednesday 24th, Management Office, 1 - 3pm

Thursday 25th, Pool Area, 5 - 7pm

If you have any questions at all regarding your insurance coverage please find the time to come speak with Matt from Farmers.



Date 2/28/13

FEB.



Treasurer's Report:

By Jim Wilson, Treasurer

This report reflects the income and expense activity incurred by UDOA during the month of February. Two large expenses this month related to painting, the reinstallation of awnings (\$10K), and the tree service (\$8K). We still have one final payment to Varsity Painting of about \$57K which will come from the reserve account. As always, the Board gladly welcomes owner input that may help reduce our monthly expenses, which in turn can prevent the need to increase your monthly Association dues or levy a special assessment. Any questions or comments may be emailed to directors@uptowndistrict.org



ACCOUNT BALANCES	
Reserve Account	\$2,069,317
Operating Account	211,825
Total Account Balances	\$2,281,142

INCOME STATEMENT

As of 2/28/13

Income	Actual	Budget
Monthly Assessments	131,930	125,722
Resident - Fees, Fobs, Etc	1,062	450
Condocerts	615	500
AT&T	397	300
Ads	0	100
Other	499	0
Total	\$134,503	\$127,072

Expenses

Management	3,100	3,150
Payroll	27,934	27,735
Common Area M&R	16,611	12,425
Landscaping	8,167	6,457
Pool	600	700
Legal, Ins, Audit	2,478	7,630
Office, Prtg, Postage	2,036	1,600
IT - Alarm, Phone, Cable, surveillance	980	825
Newsletter	111	200
Events	0	200
Gas & Electric	9,182	8,600
Water & Sewage	2,726	16,500
Trash	2,547	2,500
Reserves Contribution	38,550	38,550
Total	\$115,022	\$127,072

Total Income 134,503

Total Expenses 115,022

Net \$19,481

Insurance: Rules & Regs page 13

A portion of the regular monthly assessment pays the premiums for the insurance policies maintained by the UDOA. The policies provide coverage for property, liability, fidelity bond, and workers compensation. At publication date, the Association does not have earthquake coverage.

Each Owner shall be solely responsible for the repair of any damage caused to his/her own unit(s), and/or to another unit or Common Areas. For example, if an owner leaves the water running in his/her bathroom and it leaks into the unit below, the owner who left the water running will be financially responsible for all repairs needed in his/her unit plus those in downstairs neighbor's unit.

Per the CC&R's Owners are also responsible for repairing the interior surfaces of their units should they become damaged from any outside sources. For example, if heavy rains damage the roof and water intrudes into a unit, UDOA's responsibility is to repair the source of the leak along with any common area components that may have been damaged from this water intrusion. It is the Owner's responsibility to repair the damage done to the unit's interior surfaces. Each Owner shall be responsible for the deductible amount for any loss to his/her condominium.

Personal liability and individual property insurance is the responsibility of every Owner. UDOA strongly encourages every Owner to obtain condominium insurance.

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"DO YOU HAVE A PLAN?"

- ▶ Who will manage your estate if you become incapacitated?
- ▶ Who will manage and oversee the distribution of your estate at your death?
- ▶ Who will be named as guardian of your child(ren)?
- ▶ Have you had your will, trust, and other estate planning documents reviewed in the last three years?
- ▶ For peace of mind, call for a free consultation!



Parisa Weiss
Attorney at Law

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