

The West Bluff Hills News issue #11 (02/01/20) short version

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Water

This month we take an in depth look at water consumption at West Bluff Hills. Our original plan was to pull all the monthly water bills for the last year and analyze the consumption (there are ten meters). Well, it was quite difficult obtaining copies of these bills and when we finally did, we were only given bills from March through September.

Our sample size therefore is for seven months. The various consumption rates were across the board and from our analysis, we are left with many unanswered questions.

This month, we have a short and long version of this newsletter. The long version includes the analysis and meter readings for your complex. [To jump to the long version, please click here](#) for a pdf that frankly we believe is eye opening. If you are not the analytical type, you may choose to continue with this short version as we proceed directly to the conclusions and a summary of the topics discussed at the board meeting.

Summary / Conclusion

- Water is the second most expensive item in our budget at \$45,000 per year. It accounts for 14% of our entire budget. In 2018, our water bill was \$45,300. In 2019, it was \$51,206. We consumed 600,000 more gallons of water in 2019 than we did in 2018.
- Water is measured in hundreds of cubic feet which are called "units". One unit equals 748 gallons.
- There are ten meters on the property. Some are tied into our landscape irrigation system.
- Of those not linked, it appears that each building (8 condos) should consume about 25 units of water per month or about 19,000 gallons.
- Some of our meters have shown huge swings and extremely high water consumptions up to 230 units or 172,000 gallons per month
- Excessive consumption is caused by lack of conservation and/or water leaks. Leaks inside a condo could be something simple like a dripping faucet or leaky toilet valve. Or, it could be something more complex such as a pinhole leak in a copper pipe embedded within a concrete slab. There are companies that can identify leaks for a minimal cost.
- Irrigation leaks are also common. A busted sprinkler pipe that goes unnoticed for days or weeks will make a big impact on our water bills.

- Because of leaks, we could be paying \$20,000 or more yearly in excess water charges.
- We will never be able to prevent water leaks but with a meter-monitoring program, coupled with the services of a leak detection company, we should be able to identify leaks more quickly, fix the problem sooner and save the Association a substantial amount of money. Property management is the front line for reviewing the numbers monthly as they receive the water bills. Management should also contact the City of Carlsbad water department with this report and request feedback or solutions. An ongoing real-time study could be performed by our landscape company, a leak detection company, or even by one or two on-site owners.
- Water is not free. We pay for it with our association dues. Landlords, please ask your renters to conserve water and report all leaks, both inside and outside.

A special board meeting was scheduled for December 16, 2019. The purpose of this meeting was for electing new board members. Unfortunately only 27 ballots (of 80) were received and 41 were required for a quorum. The meeting was adjourned and continued on Dec. 23 at which time it was legal to call the election with less than 50% (but greater than 25% of the voters). There were 28 valid ballots at that time and the five candidates running for the board were elected. They are Richard Laird, Vicki Robertson, Michael Garner, Lisa Campillo, and Teresa Shima.

Then, a regular board meeting was held on January 28, 2020. This was the first meeting of the new board. Here is a summary:

- New board officers are: President: Lisa Campillo, Vice President: Rick Laird, Secretary: Michael Garner, Treasurer: Vicki Robertson and member at large: Teresa Shima
- Upstairs flooring issues: An acoustical engineer from Eilar Associates made a presentation on building structures, impact noise testing parameters and services they provide. The board voted to have Eilar inspect our condo plans to determine if [resilient channels](#) were incorporated between floors and offer suggestions for our flooring and mitigation policy. Until the policy is finalized, there will be no approvals for hard surface flooring in upstairs units.
- The new parking policy with some revisions was approved and it now goes out to the membership for a 28 day approval. If there is anything you (owners) would like to add or subtract from this policy, simply send an email to Prescott listing your concerns. Be sure you do it within 28 days of receipt (mail). With no further changes, it will become policy when adopted at an upcoming board meeting.

- SB323 was recently passed and will require some modifications and policy in our election procedures and dispute policies. If you are interested, learn more [here](#).
- Landscape: the rebar next to sprinklers (near 6921) that are deemed a liability will be removed.
- The laundry room, 6921 is ready to go but the company that supplies the machines states that it is not profitable to place machines there. They may install only one washer and dryer. The board is looking into other options such as purchasing machines.
- Pool and Spa: There have been some fluctuations in the chlorine levels which can be mitigated with automatic chemical feeders. The board authorized purchasing two units.
- The 2019 financials were discussed. We hope to present a summary of 2019 in our next issue.
- Leaky roof 6913. The board is getting multiple bids. Cost should be \$3500-\$5500. Hopefully this roof will be fixed before the next rain.
- There may be volunteer positions available for financial assistance and for work on a landscape committee. If you want to help, contact management.
- Meeting adjourned at 8:18 pm

The next board meeting will be held on February 25th at 6 pm. Location: The Prescott Companies – 5950 La Place Court, Suite 200 Carlsbad, CA 92008. All owners are welcome.

Our property manager is Margaret Rios and if you are a WBH owner and need to contact management, call 760-634-4700, or email:

customerservice@prescottmgt.com You can also mail your concerns to Prescott at the above address. Prescott is a big company so be sure to state that you are a West Bluff Hills homeowner. It is also a good idea to include "Homeowner Correspondence, For The Board" on every communiqué.

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