

The West Bluff Hills News issue #10 (12/05/19)

All back issues of the WBH News, including this one, are available in pdf here <http://www.724network.com/WBH>

Crime Report

Ask about crime in the neighborhood and the answers you will hear will be across the board. Some will say we live in a very safe neighborhood, others will tell you the opposite.

So we started with the question: “How much crime has recently occurred at West Bluff Hills?” To answer it, our investigative reporter took a trip to the Carlsbad Police Department and pulled over 16 months of incident reports. This study covers the period beginning from June 6, 2018 through October 21st of 2019. The data does not include any incidents that may have involved other agencies. Crimes that occurred and were not reported to CPD are (obviously) not included.

At first glance, we said “Wow, lots of entries!” Then, we looked more closely at the police codes related to each entry and found most of them were simple contacts or requests for patrols. Here is a summary from our study, listing the most serious incidents first.

Code	Incident	Qty		Code	Incident	Qty
459	Burglary	2		SUSP	Suspected Person	3
488	Theft <\$400	1		SUSV	Suspected Vehicle	2
415	Disturbing the peace	8		EXTRAP	Extra Patrol Requested	14
594	Vandalism	1		WELCK	Welfare Check	2
602	Trespass	2		SKATE	Skateboarder	1
653	Threatening phone call	1		FD	Fire Dept. Calls	4
				PC	Public Contact	1
				UNWANT	Unwanted Subject	1
				MUNI	Municipal Code Vio	5

We group the incidents identified by code ID number on the left and those identified by letters on the right. Burglary is the most serious incident listed in our study. The burglary incidents were listed for one vehicle and one residence (a “residence” could be a garage or home). 415’s or disturbing the peace was the

most common, Eight “415’s” over 16 months equates to one incident every two months.

On the right side, we see that a number of extra patrols (EXTRAP) were requested, and some suspects were contacted.

Since burglary and theft seem to be the most serious crimes listed, let's review safe practices to avoid having your vehicle, garage, or home broken into.

1. When your vehicle is unattended, always lock the doors. And, of course, always lock your house door when you are out. Don't leave a hide-a-key in an obvious spot.
2. Do not leave valuables in your vehicle when unattended. It is uncommon for a vehicle to be broken into during the daytime in our lot, but it could happen.
3. The barrel locks on your garage door are the most vulnerable point of entry to your garage. We talked to an expert locksmith, and he stated that these locks are some of the simplest to pick. If you store valuable items in your garage, you might consider an extra garage door lock. It will require HOA architectural approval and we do not know if the HOA will approve such measures. Alternatively, you could install a bright motion light in your garage and perhaps even an alarm.
4. Report anything suspicious you may see on the property. Do not confront suspicious people but rather, call 911.

Other items:

The annual budget report was recently mailed to all owners. It includes a column for the 2019 budget and the Pro Forma operating budget for the year 2020. The board voted for a **5%** increase in HOA dues starting on January 1st. The new rates are listed in this document.

If you looked at the bottom line of the 2019 budget, you would see that we had a net loss of \$246,609.05! **Don't worry.** This number is not accurate. Apparently Prescott, our prop mgr, is unable to list all the HOA income (item 4000) and present an accurate income/expense summary. Instead of \$71,085 (item 4000), it should be \$321,894. This error should have, at least, been clarified in the document. The final numbers for our actual expenses and income for 2019 will not be available until January at the earliest. The News will share these data with you once released.

The Reserve Study, also included in this mailing is worth a look. The study recommends a yearly contribution of \$94,786 and in the 2020 budget, the board voted to contribute \$105,000. This is a good decision but it accounts for almost 31% of our total budget.

The next meeting will be a special election meeting. It is scheduled for December 16th (Monday). At this meeting, votes for board members will be counted. NOTE: For this election to occur, we must have a quorum. That means at least 41 homeowners must vote. If you have not yet mailed in your ballot, please do so! If you are planning on attending this meeting check time and date with Prescott in advance.

The last board meeting was held on November 26. Here are some of the issues discussed.

The new parking rules were approved and should be mailed to the membership shortly. NOTE: These rules are sent to owners for a 28-day evaluation and comment period. If there is anything you do not like, or any rules you want included, you must let the board know by mail or email (via Prescott). Once the comment period has passed, the board will have the option to either adopt these rules or not. Any changes made by the board will require a new mailing and a new 28-day comment period.

Guidelines and requirements for installing hard surface flooring were discussed at length. Generally, flooring materials have an associated "Impact Insulation Class" or IIC. The board is tending to go with an IIC rating of 55, where 50 is a minimum. If you have hard surface flooring in your upstairs unit or if you live in a lower unit and hear way too much noise from above, we suggest you educate yourself on this subject by reading the following [technical paper](#). It was written by an acoustical engineer. Pay particular attention to the third page regarding footfall noise and floor coverings. This topic and the associated guidelines are complex and include means of testing. The guidelines, yet to be approved, will cover the financial responsibilities for the two parties involved. We will have to devote an entire issue to this topic in the future. In the meantime, if you are impacted by flooring (up or down) we recommend you attend meetings or voice your concerns to the board via mail/email (see below).

The 6921 laundry room. We can only say "What next!". If you have been following along on the progress of reestablishing laundry service in the 6921 building, here is the latest. It seems that the company that supplies the machines is unwilling to put them in this room, stating that it is not profitable. Management is in discussion with the contractor to find a solution. Considered was purchasing the machines outright by the HOA or find a new contractor.

Spa and pool. It seems that a health inspector came by and tested the water in our spa. The chlorine level was too low and the spa was temporarily closed. These levels are generally checked and adjusted by our pool company. One solution under consideration is to install automatic chemical feeders for both the pool and spa. The board is looking at bids for this work.

Other topics brought to the boards attention were complaints about ProTec, our maintenance company, overgrown pepper trees, methods used by management to transmit information to the members, insurance policy renewal and pool lounge chairs.

The general session meeting was adjourned at 8:15 pm.

The next board meeting will be the annual meeting (elections) held on December 16th. 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 communique.

All issues of "The News" are available in pdf for easy viewing and download and can be found here <http://www.724network.com/WBH>

WBH News,
We'll keep you informed.

Note: The West Bluff Hills News and it's associated email address is independent and is not affiliated with nor sanctioned by the WBH board of directors or the WBH property management company. The editor, Jack Ross, has been an owner at West Bluff Hills since 1981 and has recently served on the board. The purpose of this newsletter is to inform, educate, and provide transparency of issues being discussed by the board of directors. We make every effort to be factual and complete however, errors or omissions may exist. To unsubscribe from this newsletter, hit reply with "unsubscribe" in the subject line.