

Friendly Reminder

January 11, 2013 @ 9:48 PM



Just a friendly reminder to all owners. Dues must be current in order for your vote to be counted at our meeting on January 19th. Jackie will be contacting owners who are delinquent to remind them that their dues must be brought up to date.

We would also like to remind everyone about the First Annual Golf Tournament to be held Friday at Lugana Del Mar Golf Course. Hope to see you all on the 19th!

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aadhi

Users can buy with standard credit cards or cash to buy PlayStation Codes (PSN). [url=https://freepsncodes.monsterpod.com/]getting free psn codes[/url]

March 11, 2019 @ 2:20 AM

Reply



Amy Laver

Thanks for remind the gold tournament I am participate at this tournament and won a price. This tournament information is also updated from that site <https://www.topdissertations.org/laustan-review/> because this is social media website most of the players are active here.

August 28, 2018 @ 4:57 AM

Reply

Newsletter Mailed

January 13, 2013 @ 8:32 AM

Bruce Turner
Vice President

Our HCA Board Meeting was held on August 19 in Phoenix, AZ and on November 18th in Phoenix, AZ. All current projects were discussed by the board and a few owners were present.

I feel the resort is doing outstanding this year and we have even set some new records. There was a tremendous amount of Mexican business at this resort this year. I would have to say judging from the impact from the rental companies here paid to the HCA the rental owners should be very happy with increased rental income you are receiving.

However, with that being said having large groups and many reviews at the resort brought its problems also. The resort management staff and security were many times stretched to the limits with the large amount of people on the resort.

The resort staff and particularly the security had to change the way they do things and this caused the HCA Board to take another look at the way security and the resort handles particular problems. The board has developed a new policy for the security staff to follow to insure everyone is safe.

We have tightened up both entrance and exit security with the installation of manual barriers. We are purchasing additional cameras for the resort and the security gate check to insure better overall surveillance of the resort.

We have improved the logging and accountability of all vehicles that enter and exit the resort. We have improved the exit bond system and we have developed a "No Insurance Policy" for resort rule offenders.

The Policy is simple. Everybody gets out warning and the second time security has to approach the same person for the same rule violation they are told to pack and leave. If they don't leave then the local police will be called.

If the violator is an owner, owner's family, owners guest they are also given the one time warning for violating the rules that the second violation they will be told a report will be written and forwarded to the HCA board for review and action against the owner or violator through the By Laws listed in Article 5 (FINES) of the Las Palmas Projects Documents Manual.

This year so far our resort has had good cash flow and we continue to improve and do things better. We made some mistakes along the way and we learned from them and try to do things different and better the next time.

I would say we have made, many more years to come.

Sincerely, Bruce Turner, Board Member

Editor Note: Bruce is up for re-election for a three year term.

Pool Dividing Bridge

At the November Board Meeting, the Board voted to divide the main swimming pool at a 60-40 ratio. This will make heating the pool more manageable and much more cost efficient.

Finally, Las Palmas will offer a heated swimming pool in the next months. This coupled with our planned solar electricity generation would cost very little to heat, if not at no cost at all. (see preceding page)

Ultimately, our architect has come up with two different bridge designs for January 13th.

Proposal #1 is a simple straightforward bridge with wooden rails. It has a projected cost of \$25,000, plus engineering.

Proposal #2 has two intermediate bridges with a landing in the center. It has a projected cost of \$40,000, plus engineering.

Please plan to attend our annual meeting to vote on which bridge design you prefer. This will be paid for out of the surplus fund, and will not increase monthly fees.

Balcony Rail Replacement

We will be voting on either clear glass or tinted glass railings. We urge you to go inside Bomba #01 and view the panels from the balcony to see the difference.

The cost is \$20,000 per building for clear, and \$25,000 for tinted glass, paid from our surplus fund.

We plan on installing on two buildings per year, and installation time is estimated to be six weeks per building.

Solar Project Proposal



The Board is proposing that we install 40 of the above panels as our first phase of installation. We will then have some clear hard data on our cost savings and decide next year if we want to proceed with a second and/or third phase of 40 more panels, for a total of 122 feet of car port panels. The panel array on the right is a room working sample for you to inspect and evaluate. This is what will be installed on the car port in the left photo.

The proposal is for the panels to be installed on a newly erected car port on the back wall next to our water treatment plant. This location makes it easiest for our power company tie in. These panels have been used in a salt water environment in San Felipe, and are working very well. If feasible, we would like to reduce our power bill to zero.

The contractor will have firm prices for us to vote on and make a presentation at our annual meeting.



Mexico now has a renewable energy program in place. Comisión Federal de Electricidad, Mexico's national power company, is now offering a one for one credit for solar electricity fed into their power grid.

Whenever the sun shines, the solar cells generate electricity. The grid connect inverter converts the DC electricity produced by the solar panels into AC/240V electricity, which can then be used by our property.

If a grid connect system is producing more power than is being consumed, the surplus is fed into the main power grid. The Power Company will meter the electricity fed into the grid and provide a one for one credit on our bill.

When the solar cells are not producing power, for example at night, the power is supplied by the main power grid as usual. The energy is billed at normal rates depending on the time of day. We are credited back at the same rate for power fed into the grid.

The Board has approved this system as the best choice for Las Palmas and is now asking the owners to vote on it at our Owners Meeting on January 13th. Please do not miss out on this important vote. This system is quite different from the thermal water system we previously researched, as it has 100% efficiency. Thermal systems provide the best output when it is needed the most, in the cooler months, at about 25% efficiency.

Representatives of the contractor we have chosen will be on hand to answer questions and demo a working model. Exact costs will be provided at that time.

Water Slide Addition



Above pictured is an artists rendering of an additional and taller pool slide for our resort.

The cost will be close to \$90,000 to be paid back by adding a \$1-\$3 per night impact fee. We anticipate this would payback our investment in approximately three years.

The slide would be installed to coincide with the bridge option (left page) and be completed within forty days, so as to be ready for spring break.

Our goal is to make us a signature resort, always improving our amenities for the owners while attracting more renters.

Representatives from the contractor will be on hand to answer any questions you may have.

You should be receiving or have already received our 2nd annual *INSIDE LAS PALMAS* newsletter. In it you will find a detailed report of the exciting projects we will be voting for at our annual HOA meeting on January 19th.

Below is the message from our president, Dan Dimovski, that is on the cover page of this issue. If you click on the link below you can see the newsletter in full color as a reduced size in PDF format. Please plan to attend this important meeting, or be sure to submit your proxy.

Dear Fellow Las Palmas Owners,

Welcome to the Las Palmas 2nd annual owners newsletter. First, I want to take this opportunity to wish you and all of your families the very best in the New Year. The Board and I believe 2013 will truly be a very special year for Las Palmas. The teams of people that represent the HOA work very hard to consistently bring Las Palmas to a level of achievement not seen in the Peñasco Association community.

The overall condition of Las Palmas has never been better. We are financially strong with a delinquency rate of less than 3%. As an association, Las Palmas has been decreasing its operating budget and increasing capital reserves while bringing down the owners fees consistently for the past five years. The Board is preparing to propose another decrease for the 2013 budget.

Each year your Board has been investing in our community, repairing and renovation our infrastructure, adding amenities that include a Mediterranean style restaurant with consistent hours of operation and plans to expand services, a variety store, a spa style massage service, an additional on-site rental company with full real estate services, and plans for more in 2013.

All this by using surplus operational funds from Board implemented smart cost saving measures. This has been done while avoiding the need for assessments to owners. We are very proud of the fact that Las Palmas owners have never been hit with any form of assessment for any capital projects and have been enjoying a decrease in fees for the past five years.

These achievements can be attributed to sound long term planning initiated as far back as five years ago, good decision making, great teamwork between the Board members, the on-site management operation headed by Osvaldo Beltran Camacho and our U.S. supporting team of Jackie McGrew, Lynda Saveski and Ross Anfusio. Not to mention owners who have dedicated their time and efforts to assist and support the Boards goals.

Las Palmas has had an extraordinary 2012 year and a turning point for great things to come. It has been a year of major progress and accomplishments for the HOA and owners. Our cost saving strategies and sound decision making have placed us in a position to take advantage of great opportunities in 2013.

The Board and I believe now is the time to take the savings we have worked hard for and invest in Las Palmas on a larger scale by introducing a proposal of four major signature projects that will distinguish us from everyone else on Sandy Beach and in the Peñasco area. These projects will all be done with no assessments and a proposed decrease in owners' fees for 2013.

For 2013, your Las Palmas Board of Directors will be asking the owners to ratify the signature projects listed below. Each one of these proposals is expected to provide a return on our investment and help position Las Palmas for future success. This newsletter provides information about each proposal with pictures, illustrations and artist renditions to assist owners in their decision.

Solar Energy Proposal - After serious review of our alternate energy options to help in the cost of heating of our club-house pool the board has completed a professional feasibility study and has identified the best possible solution for our needs to be a solar electrical system connected directly to the Electric company main grid for the purpose of the production of electricity and utilizing the electric credits from this production to offset our HOA electric usage. The proposal includes up to three phases of a solar panel system. Upon completion the system may offset our current electrical usage based on 2012.

This project is slated to be built in three phases. An artist rendition is available to view on the next page and a non-working sample of solar panels for on-site viewing has been installed on the back end of our resort against the wall.

All three phases have a total cost of approximately \$150,000 to \$170,000. The initial phase will be the most costly at approximate \$90,000. It will include the main electric grid connection and associated equipment, the carport style infrastructure and frame preparation and approximately 40 solar panels. The second and third phase will be around \$35,000 each. The approximate cost can vary and is very general. A more specific cost will be available at the owners meeting along with a presentation by the contractor.

Clubhouse Main Pool Divide - In conjunction with the solar system we propose the placement of a dividing wall with an esthetically appealing bridge spanning the width of the pool and dividing it in a 60/40 split. The 40% area will be the heated pool that will include the slide and the swim up bar. This smaller water volume along with high efficiency pumps and heating equipment can allow us to have a year round heated pool based on the direction of the owners. An artist rendition is available to view in this newsletter. Approximate cost can vary between \$25,000 to \$40,000 if we include high efficiency pump equipment and other related mechanical costs.

Mega Water Slide - The Board believes an additional slide nearly double the size of our current slide will add value to our property and our Association. It will distinguish us from other resort style Associations, will be an added attraction and can increase rental revenue year round for those owners in the rental pool. By increasing the demand for our resort the rental company(s) may be able to increase the rental rates, improve guest standards to minimize overcrowding and wear and tear on our common areas and units. With so much rental inventory during the slow season a mega slide in a heated pool during the winter months can increase the demand in rentals during the slow season for Las Palmas. Approximate cost is \$90,000.

Glass Aluminum Frame Railings for the Condo Buildings - The Board has determined the cost of maintaining our current steel framed railings has become too high and difficult to gain access to properly maintain them. The cost each time to do proper maintenance on all railings is upwards of \$15,000 for material and labor. The Board is proposing an alternate long term no maintenance solution with glass and aluminum.

We have installed samples for owners to view on-site. They are located on the fourth floor of the Bonita Building. A picture is attached for viewing in this newsletter. The clear glass will cost approximately \$20,000 per building and the darker aqua color glass will cost approximately \$25,000 per building. We urge you to personally visit Bonita 401 to view the railings from the inside, as the difference in the glass is striking.

A General Assembly meeting is scheduled for 10:00am Saturday, January 19, 2013. The Board wants to remind all owners that it is everyone's responsibility to participate in these meetings either in person or by proxy. We have an unprecedented agenda this year and very important plans and proposals needing the attention of all owners to help the HOA Board members with our direction for 2013. Please make every effort to attend or to send in your proxies to the attached address if you are unable to attend this meeting. The Spanish version of the proxy **must** be filled out to be valid. If you misplace your proxy you can go online to www.laspalmashoa.com/documents.html and print one. The HOA website has direction on how to fill out the proxy.

In consideration for all the owners support, the HOA is hosting the "**Owners Appreciation Fiesta**" celebration scheduled for 5:30pm Saturday, January 19th. The festivities will include complimentary food and drink and will be catered by the Las Palmas Med Restaurant. Please e-mail our Administrator Lynda Saveski your attendance if possible, noting the number of people in your party so we can better prepare. Also for those interested in participating in the **First Annual Las Palmas Owners Golf Tournament** on Friday the 18th, please go on line to our website or contact our Vice President Bruce Turner for details.

If you cannot make our meeting, please remember to vote by proxy.

Dan Dimovski
President Las Palmas HOA

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VictorLewis

I analyze this video till the end and it is so total and I didn't discover any blame or blunder in this video. This meeting is pleasant and Jody attempts to give the appropriate responses which are the ideal where you can get [best essay au](#) from us. This is extremely magnificent video or meeting I have ever observed.

September 18, 2018 @ 2:33 AM

[Reply](#)



ANN MARIE WILEY

SORRY WE CANNOT MAKE MEETING BUT WAS THRILLED TO READ PLANS FOR LAS PALMAS. YOU GUYS ARE DOING GREAT. WE ARE SO THANKFUL. GOD BLESS ANN MARIE AND MARIA

January 14, 2013 @ 12:18 PM

[Reply](#)

Completed Projects Photos

January 15, 2013 @ 11:48 PM

New Clubhouse Bar





New Front Entrance Sign



Delphin Waterfall Upgrade and Tile Replacement in Grande Pool





New Free Weights and Pads for Exercise Room.



Thanks to Osvaldo and his awesome staff for getting these projects completed!

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sadashiv jiil

If you don't know how to [remove pop up blocker in chrome](#) you need to know about this. This article can be very helpful to you because it gives us Information about pop up blocker.
September 24, 2019 @ 10:44 PM

[Reply](#)



wwe super card free credits

It is possible for players who complete daily tasks to award a large number of game tickets. [wwe super card free credits](#)
May 19, 2019 @ 10:51 PM

[Reply](#)



Joseph B. Vo

The possibility of the point snapping is great and ready to tackle heaps of the issue. The past adaptation is great however not act like the new form and here we have [writing companies](#) for all student to build writing skill. Thus, I am so eager to utilize this new application and I can't control myself.

September 21, 2018 @ 5:38 AM

[Reply](#)



Joe

Resort looks great! Enjoyed drinks at the new bar last night...Great job done!!

January 17, 2013 @ 10:23 AM

[Reply](#)



bennie stoner

Looks wonderful!!!

January 16, 2013 @ 1:47 PM

[Reply](#)



David Sardella

Looks great - not really sure about the front entrance sign (will wait and see on Friday). When does the Baja get an uplift on the rock waterfall at the pool - it hasn't had anything done and it has been there quite a while longer. Can't wait to see the place - we were there at New Years - so has only been a few weeks.

January 16, 2013 @ 12:14 PM

[Reply](#)



Ann Marie Wiley

THANK YOU SO MUCH OSVOLDO AND CREW. WE ARE VERY GRATEFUL FOR ALL THAT YOU DO. ANN MARIE AND MARIA.

January 16, 2013 @ 11:29 AM

[Reply](#)



Cathy

Looks fantastic! I really like the new sign and the bar looks great. Thank you. Cathy Grande 405

January 16, 2013 @ 9:26 AM

[Reply](#)

Meeting Highlights

January 23, 2013 @ 10:37 PM



HOA Meeting

Highlights

The HOA Meeting held January 19th was well attended and all important issues that were voted on were approved with a 52% weighted quorum.

- Jaana Ponzio ran unopposed for another three year term as treasurer.

- The 2013 operating budget was approved along with another fee reduction.



- The clear glass replacement balcony railings passed 35% to 14.3% for tinted.
- The dividing bridge to split the pool 60-40 passed 46.5% to 3.12%. Construction will begin immediately.
- The Solar Power Plant was approved 39.7% to 9.8%.
- The Giant Slide was approved 39.6% to 9.8% .

A full text of the minutes will be available shortly and posted on this website.

GOLF TOURNEY



The 1st Annual Las Palmas Golf Tournament was a huge success. Nineteen players enjoyed themselves, got to make new friends and play golf. \$63.00 was raised for charity, and Roger Horton, Grande 704, won closest to the pin prize for a years membership at the Laguana Del Mar Golf Club. Thanks Bruce for all your hard work putting this together!











2013 FIESTA

Chef Jose of our Med Restaurant once again put on an awesome spread of food. The new bar was a fantastic addition to our clubhouse, and was the perfect place to mingle with freinds. Live music was provided, and everyone had an enjoyable evening.





HOA Presidents Meeting

January 25, 2013 @ 12:04 AM

Mayor Figueroa meets with HOA Presidents and AMPI members

January 23, 2013 | Filed under: [News](#) | Posted by: [Sami](#)

By Plinio Rivero

On January 21st, Puerto Peñasco Mayor Gerardo Figueroa Zazueta met with representatives from area Homeowner “vecino” Associations as well as with members of the local chapter of the Mexican Association of Professional Realtors (AMPI).



At the event, convened by the City Coordinator of Tourism Promotion and Foreign Affairs, Miguel Guevara Askar, representatives from area HOAs and AMPI members presented the Mayor with various community issues and concerns including that of utility costs (water, electricity, and Federal Zone). In addition, together they analyzed proposals to attract more tourism to the area for the upcoming vacation periods. Various HOA Presidents indicated steps they have been taking within their resorts – or communities – to ensure facilities are maintained in good condition for both visitors and residents alike. However, a common topic addressed throughout the meetings was recognizing more work needs to be done to improve the city’s overall image for everyone’s good. It is worth highlighting with respect to safety issues, those from the U.S. community (as well as Canadian and other foreign residents) have a tremendous responsibility to get the message out that Peñasco (their second home) is safe and that they feel safe here. Together, this message can spread via the nearly 5,000 US (and foreign) residents and homeowners particularly at this time as we near the beginning of Spring Break.

Representatives from the real estate sector also expressed their concerns to the Mayor, similarly touching on the city’s overall image, while presenting suggestions as to how to spread word as to the level of safety in the city. Misinformed perceptions concerning safety in the area, coupled with the economic crisis, have affected the local real estate market tremendously in recent years.



After listening to everyone's points, all the time jotting down notes from the meeting, the Mayor thanked everyone for meeting with him and called for "shared responsibility" so that everyone does their part in moving Peñasco forward. "I take on the commitment to work with you because I am convinced that teamwork is the strength that will allow us to move forward. I agree with each of you that the city needs to be cleaned up, but in order to do this we also need your help," he stated.

Along these lines, Mayor Figueroa Zazueta called upon homeowners and realtors to fulfill with timely tax payments, including those of property taxes and the federal zone, given that many American (foreign) citizens have not made these fiscal contributions.

Furthermore, he remarked that 30% of sales transactions for condominiums or land do not pay the respective transfer fees, thus the importance of "reciprocity" as income collected through these sources will serve in promoting Puerto Peñasco.

"If all of us fulfill that which corresponds to us, I am sure it will be better for all. We must be "co-responsible" in doing what corresponds to each of us," reiterated the Mayor.

The Mayor mentioned they are currently working on projects that will represent a substantial improvement to the city's overall image. These include use of concrete for paving sections of Blvd. Benito Juarez, improving the entry area to the city, paving projects along Blvd. Samuel Ocaña, Calles 13 and 12, as well as paving Calle 32 (Rodeo Drive) toward the Convention Center. Approximately 200 million pesos have been discussed for these projects, which are expected to get underway in the next few months.

With another engagement to go to, the Mayor thanked everyone for attending the meeting and reiterated his administration's support and openness to discuss issues with the local US (and foreign) community.

Upon the Mayor's leave, City Treasurer Alberto Rodríguez Parra, and Director of Urban Development, Engineer Heberto Reyna Orozco, remained in order to further listen to concerns and ideas presented by the local realtors.

In going back to the point of "shared responsibility," Rodríguez Parra expressed the importance of ensuring the entire community is current with property tax obligations. He indicated that 47% of US citizens residing in Puerto Peñasco are behind on their property taxes (for condos, beach homes, lots, etc. anywhere in town). Furthermore, he remarked that of those with beachfront residences, 65% have also not paid Federal Zone taxes. In addition, one out of every three properties sold have not paid the applicable transfer fees to the City. This condition, he explained, has greatly affected municipal income and the ability to address the enormous needs of the city.

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Richard

I received a tax bill last year out of the blue saying that I owed 6 years worth of taxes, it was about \$200 a year. However have no idea where I can get this years bill? Any clue?

January 28, 2013 @ 7:53 PM

[Reply](#)



Sandee Bennett

Thanks for the update - couldn't get the 1st part of this update to print - page 1 only had the heading HOA Presidents Meeting - page 2 "starting with overall image" and 3 came out okay.

January 25, 2013 @ 1:23 PM

[Reply](#)



ROSS (Reply to: Sandee Bennett)

Go to: www.rockypoint360.com. There you will be able to print the article.

January 25, 2013 @ 2:41 PM

[Reply](#)

NEW SPA Policy

January 27, 2013 @ 6:26 PM



Owners, you asked and the board listened. The following new Jacuzzi policy will be initiated immediately! The Resort Manager has been informed of the policy and will insure it is followed.

There will be a minimum of (1) resort jacuzzi turned on and heated to 102 degrees everyday from sunrise to 10pm (11pm for the main clubhouse jacuzzi). This jacuzzi will be covered at all times when not occupied by persons. The security guards can remove the cover for you or you can remove the cover yourself to utilize the jacuzzi.

Please make sure that you either cover the jacuzzi yourself when you leave it or tell the security so they can do it for you so we can continue to practice energy savings as much as possible. This jacuzzi will be monitored and kept as close as possible to 102 degrees.

The security will **not** be turning it up and down for every ones personal temperaturesettings. Review and analysis has been conducted and 102 degrees is a nation wide acceptable temperature. Several months ago the HOA Board purchased a Laser light gun that measuretemperature and Security will be using this device to try to keep the setting as close as possible to the 102 degrees.

This policy will be on a rotating basis. We will turn 1 jacuzzi on in accordance with this policy for approximately 1 month. We will rotate around the resort to all 4 towers and the clubhouse.

This policy will remain in effect until we purchase and change out the jacuzzi switches for all of the Jacuzzis. The HOA Board is currently investigating the possibility of buying special jacuzzi switches that when turned on with a timer will not only activate the jacuzzi jets but will also turn on the jacuzzi heaters at the same time.

The only problem with this idea is a cold jacuzzi will still take awhile to heat up to the 102 degrees. This is currently an idea we are looking at but not completely sure how effective it will work for us. We will continue to improve our system to provide the best amenities on Sandy Beach.

The Resort Manager will inform the Rental companies which jacuzzi is turned on and hot for the month and the Rental Companies are requested to place an information card on the desk with the name of the building of which jacuzzi is turned on and HOT. The Resort Manager will communicate with the webmaster Ross Anfusio to inform him which jacuzzi is HOT so it can be posted on the owners web page.

Any owner who identifies a lack of compliance with this policy is to contact Bruce Turner, board member, at [928-246-1117](tel:928-246-1117) cell, or email me at: yumacop1@yahoo.com

If we find that any part of this policy needs to be amended then we will do so and advise everyone by email and our owners web page.

Please help us to provide you will the best amenities while conserving our costs and energy on the resort.

Whale Encounter

February 5, 2013 @ 10:51 PM

Click on this link to see the newscast from Fox 10....amazing photos!

Watch BOTH stories!

<http://www.myfoxphoenix.com/story/20956070/2013/02/04/whale-encounter-captured-on-camera>

ROCKY POINT, Mexico -

It may be the most memorable vacation after a group of friends saw what might have been a whale off the coast of Rocky Point hit a fishing boat.

People in the area have been seeing the whales for about a week now, but it was on Friday that something amazing happened.

Gillie Panasewicz and some of her friends were on a 38-foot catamaran and witnessed what looked like a humpback whale or fin whale hit a fishing boat.

The boat almost capsized.

Gillie says it looked like a mother and baby on a gorgeous day -- jumping, playing and showing off -- then something happened that she'll probably never forget.

"We saw a Mexican fishing boat..it was coming into shore and it was well loaded and obviously the bow was up and they couldn't really see where they were going and just as they were heading in, the whale came out of the water and they just collided completely..just smack..it was a very loud crash," explained Gillie.

"There was a couple of times when the whale came really close to our boat, in fact one of the times, it felt like she slightly nudged us, and we thought oh, wow..hope she doesn't decide to go up underneath us."

The fortunate thing here is that no one was hurt. The boat was slightly damaged.

Video: FOX 10's Syleste Rodriguez reports.

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Joe Noriega

Absolutely amazing! Thanks for sharing!

February 7, 2013 @ 8:33 AM

[Reply](#)



Debi Angelo

Wow, how far out was this incident from our shore? Amazing! There was a beached whale in RP several years ago. Hope they make it out of the bay without harm.. Thanks for sharing the story

February 6, 2013 @ 8:12 AM

Bridge Progress

February 7, 2013 @ 6:16 AM

The pool dividing bridge is progressing on schedule, as these progress photos will show.

January 30th:

February 6th:



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bennie stoner

Am watching the concrete pumping right now. Should be a great addition to the pool.

February 7, 2013 @ 11:37 AM

[Reply](#)

Meeting Minutes Jan 2013

February 15, 2013 @ 2:34 PM

1) Call To order 10:34 am with Legal Quorum 51% present, assignment of Scrutinizers, Pat Bogan and Bonnie Rook.

2) Introduction of Bruce Turner, Vice President, Jaana Ponzio Treasurer, Osvaldo Beltran Camacho, On site Comptroller, Leo Leal Lopez, on site accountant, and attorney Jesus Armando Ramirez Islas.

3) US Management team; Jackie McGrew, Quality Control; Lynda Saveski, US Accounting Operations; Ross Anfuso, Webmaster.

4) Dan Dimoviski opening remarks about the reduction of dues, and the surplus funds available to move forward with exciting signature projects that the ownership will be voting on today.

5) Report on the State of the Resort. 2012 still another surplus. Budget was \$599,000 and we still came up under budget by \$ 100,000, much of which was comprised of Rental Impact Fees.

6) Treasurers Report – Jaana Ponzio: As of January 16, 2013

- All Business Accounts total\$ 389,054.
- 110,836 in Operational Checking Account
- 125 on time , 27 delinquent totaling \$50,000 delinquent
- \$47,500 monthly operating costs, so please pay dues on time.
- \$123,636. In CD
- \$114,454 in Reserve Funds. (\$297,000)
- \$39,128. In Savings used in case of excessive delinquencies.
- Future Projects will total \$275,218 Available for projects in 2013.
- To complete all signature projects would total \$ 401,000

7) Capital Expenditures: We will not spend money frivolously and make sure all money is available to move forward.

8) Special Projects for 2012 included:

- Purchased 2005 Ford Truck & 17' Trailer

- o Can now complete many projects in house,
- New sign for front entrance
- New Bar and Multipurpose Lounge upstairs clubhouse enclosed with sliding windows.
 - o Breakfast Buffets.
 - o All Inclusive rental packages.
- Moved exercise room upstairs
 - o Added weight bench and weights, padding and TV.
 - o Use old location for rental income.
- Implemented beautification committee and get input as to what owners want to see in the way of additional landscaping.
 - o Boulders to accent buildings
- Replaced Palapas on Bonita and Delphin building to match those in front.
- New clubhouse furniture.
- Plans to upgrade restrooms and more use of tile and granite.

9) Report from Jackie McGrew- Quality Control Consultant

- Look at property from perspective of renter
- Meetings with rental companies and all tenants on every visit.
- For 2013 taking a hard look at occupancy limits – make sure not over crowded
- Resort channel for TV to showcase amenities.
- Utilize the Multipurpose Lounge for parties, weddings and other uses.

10) Presentation by Al Young from Dolphin Beach Rentals

- 25% increase in rentals over 2011, and predicting another 25% increase for 2013
- Lot of promotion to Mexican business community with strong marketing.
- Better communication with owners to improve condition of condos, i.e. mattress replacements for sleeper sofas.

- Hopeful for increased occupancy for Music Event for first week of May.
- Is seeing an increase in American reservations and new amenities will only make it better.

11) Presentation by Kurt Giesler and Mike for Castaways Rentals

- Housekeeping procedures in place to keep renters and owners happy.
- Pest control procedures in place.
- Office hours now 5 days/wk. and will be 7 days June 1
- Re-doubled efforts to avoid over occupancy
- Search engine optimization 595 websites feed into Castaway website; Facebook exposure; marketing through rental portal.
- Owner newsletter to be sent quarterly, info updates on our town.
- Marketing emphasis directed to American market.

12) Legal documentation from Developer and we must vote for ratification Developers transfer of Las Palmas development documents to the HOA retroactively.

13) Med Restaurant will provide expanded services with quicker fast food menu, take out window, delivery service and lower prices. Will operate new clubhouse bar, and be available for parties.

14) Presentation of Signature Projects:

- Replacing condo balcony rails to aluminum & glass, and either clear or tinted glass. Long-term savings from maintenance and more aesthetically pleasing.
- Clubhouse main pool to be divided with wall and bridge to maximize utilization of heated pool area. Cost savings will pay back cost of division and allow us to have heated pool during cooler months.
- Signature mega water slide. To be paid back through rental impact fees, no increased cost to renter.
- Solar System power plant proposal to lower electric costs for our Resort. One for one credit from Power Company.

Presentation by Jeremy, Baja Solar Solutions

15) Board Member election and call for nominees.

- Jaana Ponzio, Treasurer, no nominees, unopposed.

16) Voting Results:

- The 2013 operating budget was approved with another fee reduction.
- The clear glass replacement balcony railings passed 35% for clear 14.3% for tinted.
- The dividing bridge to split the pool 60-40 passed 46.5% to 3.12%. Construction will begin immediately.
- The Solar Power Plant was approved 39.7% to 9.8%.
- The Giant Slide was approved 39.6% to 9.8%.

17) Open Forum; Q&A. Owners want to insure existing amenities are kept in working order, and pool/spa heating schedules are followed. They also would like a better TV signal delivery system.

18) Meeting adjourned, 2:10 pm

Work in Progress

February 16, 2013 @ 2:37 PM

Work in Progress



The holes are to allow circulation to the main pool filtration system during the summer months. The holes are covered in the winter months to use the new filtration and heating system..



The Bridge is complete, all that remains is the tile and railings



The new pump room to house the new heater and pumps. Power is being run and matching stucco is next..





The railings have been installed on the top floor of the Baja building. The current schedule is one floor per day.

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Ron Studeny

I am the owner of baja #701 and am the 1st to receive the new railing. Not sure yet. I have spent over an hour to clean and still not perfect. Unless you are over 6'2' TALL and have a 35" arm it is not possible to reach the bottom of the outside glass. Which begs the question??? How often is the HOA going to clean the glass, since this is clearly a maintenance issue as were the prior railings. Also, I am really concerned about the incredible heat the glass is going to radiate onto the patio.

February 17, 2013 @ 1:38 PM

[Reply](#)



Ross (Reply to: Ron Studeny)

I would invest in a \$3-\$5 window squeegee with a sponge applicator. Shouldn't take more than a few minutes to clean with a bucket of mild sudsy water. I wish the tinted glass would have won the vote, it wouldn't show the dirt as much and would have cut down on the glare and heat.

February 17, 2013 @ 8:22 PM

[Reply](#)



bennie stoner

I have been here and watching the progress for almost 2 weeks. Looking good and progressing quickly. The railings are a nice improvement!

February 17, 2013 @ 11:11 AM

[Reply](#)

Baja Railing Progress

February 24, 2013 @ 1:11 AM



The new glass railings have now been installed on the 4th thru 7th floors of the Baja Building.



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CBD oil

I needed to thank you for this incredible read!! I unquestionably adored each and every piece of it. I have you bookmarked your site to look at the new stuff you post. [CBD oil](#)

February 1, 2020 @ 7:09 AM

[Reply](#)



Jones

We are interested in serving Baja railing progress for the [top rated essay writing services](#). Their articles would be managed to create better standards and online resource.

November 12, 2019 @ 3:53 AM

[Reply](#)



Mike & Jackie Jeklinski

Wow, looks great!!! Thank you to all involved, we so appreciate all of the time and effort you have put into this project!!
February 24, 2013 @ 3:42 PM

[Reply](#)



Karen & Neal Silverstein

The progress on the railing is great. You should see how nice the pool project is doing. Osvaldo and crew are doing themselves proud!!! Also, Thank you Bruce, the carts (carros) are a lifesaver, thanks to all who work so hard! Karen & Neal
February 24, 2013 @ 10:56 AM

[Reply](#)



Joe Noriega

Looks great...what a nice look!
February 24, 2013 @ 10:39 AM

[Reply](#)

Update from Osvaldo

March 3, 2013 @ 1:16 AM

I AM SENDING YOU PICTURES AS OF TODAY MARCH 2, 2013. I THINK THAT WE WILL FILL THE POOL WITH WATER ON MONDAY MORNING AND WILL START HEATING THE NEW PART WITH THE NEW MACHINE ROOM. WE ALSO TOOK ADVANTAGE TO PAINT THE PALM AND SLIDE OF THE KIDS POOL. WE ARE ALSO PAINTING THE BIG WATERFALL WHERE THE NEW SLIDE WILL BE. FOR SPRING BREAK THE POOL WILL BE READY WITH THE NEW PART HEATED AND THE OLD SLIDE WILL BE WORKING. WE ARE PROTECTING THE AREA OF THE STRUCTURE FOR THE BIG SLIDE. I SHOULD BE GETTING THE NEW SLIDE EITHER MONDAY OR TUESDAY, BUT BEFORE GETTING IT INSTALLED WE NEED TO HAVE THE STRUCTURE READY AND THAT CAN TAKE US FROM 4 TO 6 WEEKS MAX. I WILL KEEP YOU INFORMED OF ALL THE UPDATES AND THE EXACT DATE WHEN IT WILL BE READY. THANKS.

OSVALDO







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Richard C. Xu

The beginners have no or very little knowledge about golf. In such a case, they should take lessons from professionals who will let them know all the techniques to play and win the game [For More Information Visit](#).

January 27, 2020 @ 2:40 AM

[Reply](#)



Gary

It looks great. Can't wait to see the next time we are down. A BIG THANK YOU to all that have been involved in these wonderful looking upgrades.

March 6, 2013 @ 6:50 PM

[Reply](#)



Renato Souza

Proud to call it home. Great job Osvaldo.

March 4, 2013 @ 1:58 PM

[Reply](#)



Cathy

Cannot wait to come back and see everything!

March 3, 2013 @ 9:41 AM

[Reply](#)



Pat Bogan

To Osvaldo and crew: GREAT JOB!! IT REALLY LOOKS NICE.

March 3, 2013 @ 9:38 AM

[Reply](#)

Progress Photos

March 7, 2013 @ 6:23 AM

Osvaldo is pleased to report that the pool has been filled, and the slide/swim up bar area is now heated!

Just in time for Spring Break vacationers and Semana Santa





The Baja Building rails have been completed, and the yellow trim removed.

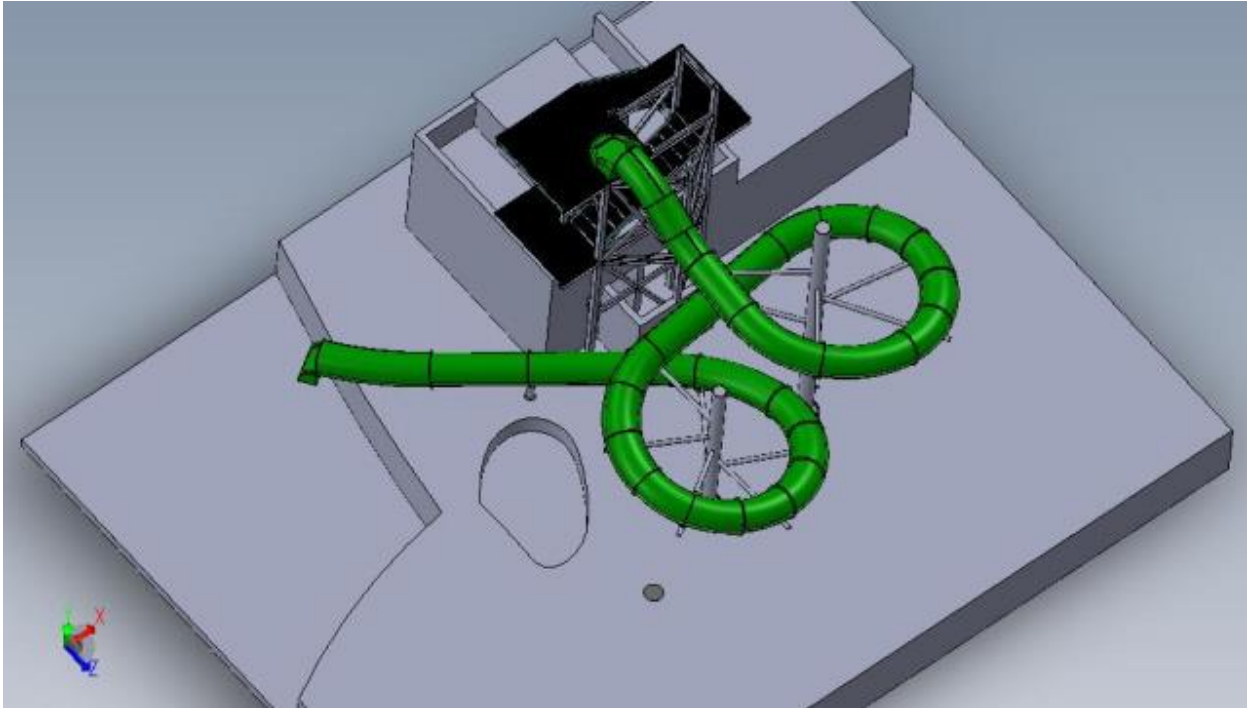


The foundation for the new giant slide is underway:





Artists rendition of the completed slide:



THANKS OSVALDO FOR A FANTASTIC JOB!

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Levi S. Turner

Both secure sockets layer and transport layer security are similar to each other. SMTP service should also properly encrypt emails between itself and the recipient's mail server [Click Here To Know More.](#)

January 27, 2020 @ 2:41 AM

[Reply](#)



Karen & Neal

We just got home from Las Palmas. It is hard to believe all the progress on the renovations. Osvaldo and crew not only have done a GREAT job, but they still have time to smile and be so pleasant! We aall thank them!

March 7, 2013 @ 9:37 AM

[Reply](#)



joe noriega

Great job done Osvaldo and crew! We are here now and all looks fantastic. The glass railings and paint job on baja bldg is a huge facelift!

March 7, 2013 @ 8:30 AM

[Reply](#)

Slide Progress

March 15, 2013 @ 11:12 PM

The installation of the new slide is progressing nicely. When complete, we plan to have a Grand-Re-opening!!



Thanks Osvaldo for bring this project in on schedule!!

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Cindy J. Vercher

Even though generation is decreasing the cost of realtors in recent times their milestones to be created are used by professional and experienced realtors so that you can get their best offers [To Know More.](#)
January 27, 2020 @ 2:43 AM

Construction Photos

March 28, 2013 @ 11:29 PM

Here are some pics of the Super Slide construction, the bridge finished, the new railings on Baja, and the slide exit so you can see how it finishes at the spill out.....Bruce







More pics: The entry rock feature is newly painted and notice all the new flowers at the base of the big sign and at the jacuzzi waterfalls. You can see the new Taco/Hamburger/Burrito Resturant and grill area and eating area within the retaining wall you see being built.

Resort looks a bit trashed in the construction area right now but that is expected with all the work, welding, cement, digging going on. The grass is still dead from the winter and has not started to grow back green yet. The spring breakers roughed us up a little but Semana Santa will happen this coming Sunday and the entire resort is SOLD OUT.







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Jackson Dante

I thought these construction photos were really good and I am grateful to you for sharing these photos here. I will tell my www.scribendi.com mates about these photos now. I am sure they can make use of these photos in their projects.

September 25, 2019 @ 10:35 AM

[Reply](#)



Joe Noriega

Looks great, cant wait to see everything completed! Thanks all for the hard work and making us the best resort on sandy beach! We appreciate it!

April 12, 2013 @ 7:13 AM

[Reply](#)



Joe Noriega

Looks great, cant wait to see everything completed! Thanks all for the hard work and making us the best resort on sandy beach! We appreciate it!

April 12, 2013 @ 7:13 AM

[Reply](#)



tania

the taco place look great! and the slide looks like it will be fun... this weekend was busy the only thing is i wish one of the other pools were heated... because it was so crowded... needed more swimming area...

March 30, 2013 @ 11:00 PM

[Reply](#)

New Merchants

April 25, 2013 @ 11:18 PM

We are pleased to announce that Las Palmas has some new tenants occupying the clubhouse. We now have a new jewelry store and a curio shop that are paying the HOA monthly rent. These shops will be a great asset to Las Palmas, as it helps the HOA cash flow, and we can now offer our owners and renters these new amenities at our resort.











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Ron

It is so good to see the progress that has been made at Las Palmas. All the items we voted on at the Jan. meeting are nearly finished. Only the railings on bonita and delphine need to be done. The efficiency of Osvaldo and his staff is truly amazing. The quality of the work is to be commended. I really hope Osvaldo, Leo, and everyone else are recognized and compensated for their fine work and countless hours. They have made Las Palmas truly a better place!!!!

April 26, 2013 @ 8:28 AM

[Reply](#)



joe noriega (Reply to: Ron)

Totally agree Ron!

New Giant Slide

April 26, 2013 @ 11:39 PM







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Joe Noriega

WOW...looks amazing! Love the cactus! You all have done an amazing job and we thank you for all your hard work!

April 28, 2013 @ 5:26 PM

[Reply](#)



chris chubb

looks awesome....kids cant wait to go down the slide! Thank you for all your hard work...

April 27, 2013 @ 7:07 PM

[Reply](#)



tania

i went down it... wow what a ride...

April 27, 2013 @ 9:56 AM

[Reply](#)



Cathy

Looks great and fun! Thank you!

April 27, 2013 @ 9:30 AM

[Reply](#)

La Salsa Restaurante

April 28, 2013 @ 1:15 AM





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noriega

Looks great and will be a nice addition to the resort. Thank you !

April 28, 2013 @ 5:22 PM

[Reply](#)



Janet Winkel

wonderful it looks so good so does the slide thats for the great job

April 28, 2013 @ 1:32 PM

[Reply](#)



Janet Winkel

wonderful it looks so good so does the slide thats for the great job

April 28, 2013 @ 1:32 PM

[Reply](#)

Annual Tequila Festival

April 29, 2013 @ 11:59 PM

FOR IMMEDIATE RELEASE

PRESS RELEASE

(Please call: Bill Barvitski 602-540-7850)

bigfootbillb@gmail.com for any additional questions



On May 4th of this year Puerto Peñasco, located just 1 hour south of the Arizona border, will be having their second *Annual Tequila & Mariachi Festival*. This beautiful Sea Port town is loaded with things to do and see plus it boasts its newly remodeled MALECÓN in the Old Port Area. Puerto Peñasco has an abundance of beach front Condo's & Hotel rooms for your enjoyable stay just go to www.rockypointtravel.com to make your reservations. So come down and spend the weekend and experience it all, the Festival, the Town and the People.

The events will start on the evening of Saturday May 4th with a Margarita Contest host by www.tequilapenasco.com The event will be held at the Amphitheater on the hill going into fish market.

The 2nd Annual Tequila & Mariachi Festival will open at 6:00 pm. Admission is \$10.00 per person, VIP table seating \$20.00 per person or a VIP COMPANY TABLE for \$200.00 (seating for 10). Each Table will have complementary bottles of Tequilas and tastefully decorated with your Company Name. For tickets please use PAYPAL on www.rockypointland.com I hope to see you there.

Come and enjoy the true sounds of Mexico and have fun while sampling the many foods and samples of various Tequila's that will be on display for your tasting pleasure throughout the Festival.

Experience Rocky Point:

[http://m.youtube.com/watch?v=ayj5mPo5B6g&desktop_uri=%2Fwatch%3Fv%3B Dayj5mPo56g](http://m.youtube.com/watch?v=ayj5mPo5B6g&desktop_uri=%2Fwatch%3Fv%3B%20ayj5mPo56g)

A YouTube of the 2012 Event: http://youtu.be/EGc_uTDORxI

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Dowkins

All the material is about the catholic hospital. These hospitals are helping for all the poor people and some of them get free medical treatment from here. We fulfill there whole detail and here is some of the data which you have to read from resumewriters.com page. You just have to admit it from only here.

May 16, 2019 @ 7:46 PM

[Reply](#)



Leokinney

[Top 10 Digital Currencies](#) are available here.

May 12, 2019 @ 9:15 PM

[Reply](#)



Dr. Warren D. Levine

Stay thirsty my friend.

April 30, 2013 @ 8:01 AM

[Reply](#)

Delphin Railings are Complete

May 9, 2013 @ 7:46 PM

The installation of railings on the Delphin, Grande and Baja Buildings have been completed. The installation on the Bonita Building will begin next week, and be ready for Memorial Day Weekend. Thanks to Osvaldo and his team for getting the job done!! Looks Fantastic!



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Rita Douglas

The task done here is really very amazing. I like such kind of [uk-dissertation reviews](#) that have something inspirational in it. We can get a lot of new facts and aspects about which we did not know before reading the article and it can enhance our knowledge.

June 14, 2019 @ 9:51 PM

[Reply](#)



joe

They look awesome! Thank you to Osvaldo, crew and hoa for making this happen, the hard work and completion ahead of schedule! Such a fresh, updated look!

May 10, 2013 @ 6:21 PM

[Reply](#)



ANN MARIE WILEY

WHAT A FANTASTIC JOB AND WHAT A CREW WE ARE BLESSED WITH.

May 10, 2013 @ 12:03 PM

[Reply](#)



Jackie Jeklinski

It looks GREAT!! Thank you sooo much to everyone for the great idea and an outstanding job!

May 10, 2013 @ 8:35 AM

[Reply](#)

New Photo Album

May 20, 2013 @ 11:45 PM

We have added a new photo page to our website. These photos can be viewed in slide show format by



clicking on a thumbnail image and manually advancing to the next slide.

These photos will serve as an archive for the many photos in our library. Eventually sorted by event, or subject matter.

We would also like to use photos that are more personal of people having fun at Las Palmas.

if you would like to share some of your personal photos with your fellow owners, please feel free to send your quality photos to the webmaster for posting.

Click on the photo album image to view what we have so far.

Ross Anfuso

mugslv@gmail.com

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Isaiah

When we are travelling for fun purposes we always make an album of pictures where we save our memories. I work with [boomessays reviews](#) and get this concept when I travel with them on a tour.

January 11, 2020 @ 10:50 PM

[Reply](#)

Bonita Glass Railings Completed

May 21, 2013 @ 8:03 PM

The new glass-aluminum railings for the Bonita building have been completed. All buildings are now complete. I Resorst looks the best it has ever been. Thanks to Osvaldo his team, and our Board for keeping Las Palmas moving forward.

We hope to have the remaining iron rails around the clubhouse replaced with glass in the next few weeks as well.



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Morgan

This is a theme which is important to me... Good wishes! Where are your contact subtleties, however? [Columbia 300 Nitrous Bowling Ball Reviews](#)

January 17, 2020 @ 8:48 AM

[Reply](#)



Jeremiah

I know about this building project and the way the whole team complete it in a short time is a great success. The [essay help](#) me a lot to get updates about this project and other golf related news as well.

December 11, 2019 @ 2:51 AM

[Reply](#)

Flights To Penasco

May 22, 2013 @ 7:34 PM

The following newspaper ad has been running in *The Las Vegas Review Journal*.

HERMOSILLO AND PUERTO PEÑASCO

Starting June 20th fly from Las Vegas, every Thursday and Sunday, with this incredible fare.

Departing from Las Vegas to Puerto Peñasco from: **380 USD** Round trip, taxes included

Departing from Las Vegas to Hermosillo from: **480 USD** Round trip, taxes included

United States

Mexico

AEROMEXICO Mexico's Global Airline

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Call us at 1 800 737 6677 aeromexico.com

Purchase between April 3rd and May 21st of 2013. Travel between June 20th and October 21st of 2013. Booking class is "Y". Instant purchase required. Tickets are non-refundable and non-transferable. Changes can be made and a fee of 200 USD will apply (based on 24 hours past purchase). Price includes all taxes and surcharges. Price shown is based on round trip economy class booking. Ticket must be purchased for round trip travel. Seats are limited, and these fares may not be available on all flights or at the time of booking. "Other" services shown include the hotel, car, airport fees and surcharges, and all taxes and fees. Where a subtitle or "taxes and carrier-imposed fees" is shown, it may include, but is not limited to: (1) U.S. International Traveler's Tax of 16.70 USD to each direction; (2) airport passenger facility charges of up to 18 USD depending on itinerary; (3) the September 11th security fee of 2.50 USD per flight segment (maximum charge per leg of 5.00 USD one-way, 10.00 USD round-trip); (4) a U.S. customs user fee of 5.00 USD for international arrivals; (5) 4 U.S. investigation user fees of 7.00 USD for international arrivals; (6) a U.S. airport passenger fee of 5.00 USD for international arrivals; (7) carrier-imposed surcharges for fuel, insurance, etc.; and (8) other non-U.S. taxes, inspection fees and security charges. Where "U.S. Inland Subsidy Payment fee" is shown, these taxes are used to pay for airport construction and airway safety and operations. Where "net" is shown, it represents the median value added tax. These taxes are only valid on flights operated by Aeromexico and Aeromexico Connect per 001-3895. Fare and conditions apply based on purchased fare rate. Purchase can be made in aeromexico.com, Travel Agencies, Aeromexico Ticketing Offices and Call Center.

Flights will start June 20th and will leave Las Vegas at 2:43 pm, and arrive in Penasco at 4:49pm, about two hours. Saves on that 8 hour drive! Total price non-stop round trip with taxes is \$378 USD. The flight is operated by Aerolitoral dba Aeromexico Connect. Flights will land at the new Mar de Cortes International Airport (IATA code PPE).

They are flying the Brazilian made Embraer RJ 135 or RJ 140:

The **Embraer ERJ 145 family** is a series of [regional jets](#) produced by [Embraer](#), a [Brazilian](#) aerospace company. Family members include the **ERJ 135** (37 passengers), **ERJ 140** (44 passengers), and **ERJ 145** (50 passengers), as well as the [Legacy](#) business jet and the [R-99](#) family of military aircraft. The ERJ 145 is the largest of the group. Each jet in the series is powered by two [turbofan](#) engines.

Here is Aeromexicos webpage on the new flights:

<http://www.aeromexico.com>



Progress Report

June 17, 2013 @ 12:13 AM



by Bruce Turner

Owners, I wanted to take a few minutes and update you on the progress of the resort. Osvaldo and the HOA Board are working all the time to improve Las Palmas and I feel many things behind the scene owners may not be aware of or realize the plethora of actions being taken to make Las Palmas Resort the best on Sandy Beach.

Clubhouse - Recently the upstairs clubhouse restaurant bar was experiencing some issues which we had to address. We were having the little sparrow birds flying into the room and they had 3 nests with babies and poop all over the room to include the floor, tables, chairs. We had Osvaldo the Bird removal/relocation expert to remove the nests and relocate them in a protected outside area outside of the club house.

To prevent this from happening again Osvaldo and the guys installed a large round pole in the space between the thatched roof and the top of the wall to fill the gap. Osvaldo will now follow up with a foam sealant to completely seal the gap so we do not have birds inside the room in the future. (This is assuming they do not fly into an open window on the cool days).

We also purchased a new Satellite DTV dish and 3 additional boxes. This is a stand alone system from the resort. We have two boxes in the main restaurant/bar area and one in the workout room. These boxes have over 700 channels and the picture is the exact same high definition quality as you would have in the USA. We will be able on special occasions to show pay per view events, major sports (Super Bowl Parties, Play-Offs, World Series, UFC Fights), etc.

Future Items - the board is discussing in the near future adding aluminum railing and glass which matches the condos and bridge for the stairs walking up to the clubhouse second floor and the main Jacuzzi/pool bar area. We are also looking into smaller tables and nice chairs for the restaurant/bar area.

FYI- The additional DTV boxes in the restaurant bar/workout room have been locked with parental controls for any programing which is rated PG-13 or higher. Osvaldo, Leo, and the

waitresses for the restaurant have the code and can unlock a show or program for you in an adult environment.

Mega Slide - I would like owners to know that during the slide building process we upgraded the stairs to a high quality non-slip stair, and we added the rock wall facade to enhance the beauty of the water slide and cover up the exposed stairs behind it. We are now looking into colored lighting which we will focus on the rock facade to improve the atmosphere and the beauty of the waterfall and rock facade in the night time hours.

Beautification Items - Osvaldo and the guys with assistance from the beautification committee has repainted all of the rock facade water features at each tower and the main entrance with special paint. Looks to me like the same type of paint used in Thunder mountain and other attractions in Disneyland and Knotts Berry



Farm.

It looks very appealing and a whole lot better then the previous dry, gray, faded condition it had become from the sun beating down on it all the time. Osvaldo also had flowers and other plants placed at each rock facade to improve the appearance of each location. The entire project has given our pool areas a big face lift.

Security Measures - A couple months ago we purchased for our security guards pants and winter style jackets, (Yes Winter Jackets), anyone that doesn't think they need them is invited to spend a few hours with security patrolling the villas near the beach between 1-5 in the morning with the wind blowing off the water at 30 mph. The pants are nice because they allow all our security to now match, look more professional, and take personal pride in their job.

We recently purchased life saving equipment called AED. This is an electric defibrillator for when a persons heart stops. A certified instructor who is bilingual taught a class on how to operate the machine on 5/4/13 to all of the resort employees. The AED will be kept at the security office at the main gate and there will be 24/7 access to this machine if needed.

A new initiative to improve security response in an emergency is to place our resort golf cart backed up the the security office and be positioned at the ready should the need arise for the security officer at the main gate to respond to an emergency to assist another security officer and/or bring him the AED in a hurry. We have had occasions where our officers were faced with 6-8 intoxicated individuals that did not want to comply and having a backup there in a hurry is definitely a comforting thought for our officers.

We will be posting a security officer during peak times at the top of mega water slide to direct traffic and keep the users safe. The mega water slide on the inside of the tube is completely BLACK. We will probably institute a policy very soon where the Mega Water Slide will close each night at 8PM for safety reasons.

Owners who have guests staying in their condos/villas please provide your guests with the greenowners wrist bands to use during their visit and make sure they tell the front security guard they are an owners guest and where they are going. This greatly helps us for several reasons.

We are video recording all vehicle movement ingress/egress to the resort. We also log plates, names, condo/villa number. We attempt to contact and remove all visitors from the resort at 10 pm by locating their vehicles, knocking on the doors and telling them it is time to go.

To prevent your owner guests from being contacted at 10 pm it will help if they are properly logged in when they first arrive. By Mexican Law we must allow access to the public to our restaurant to eat. We do not allow their children or family members to swim or work out while their family is eating at the restaurant.

Further, people who are only going to the restaurant have no business in the tower parking lots, condos, or the at the villas. Please help us protect and keep you safe by wearing your proper wrist bands while on the resort at all times.

Aluminum Railings - We have had a lot of positive feed back on the new railing. I have personally examined the ones at my condo and enjoy them a lot better then the old, black, crusty, rusty,corroded, iron we used to have, which were a constant labor intensive nightmare.

Restaurant Patio Extension - Osvaldo and the guys have completed the patio extension and outside eating area where the chef will provide tacos, burritos, hotdogs, hamburgers, and



other small fast food items and drinks. This area has an outside grill with a sitting area, retaining wall with mood lights, and even a couple tables inside for your personal preference. Make sure to stop by and check it out next time you are at the resort.

Jewelry Store/Curio Shop - The Board and Osvaldo tried for quite awhile to get the old workout room space rented because the room was just sitting there without use. We finally had two businesses interested in putting two little shops in for the owners/renters/guests convenience. We have

a jewelry store and a separate curio



shop.

Make sure to wear your owner wrist band in the jewelry store as this will provide you with a little discount on your purchase. If either of the shops does not have what you are looking for you should tell the employees in the store because they frequently make trips and purchase more inventory for their shops.



MY BIG IDEA - The last thing I want to discuss with you is my idea. We have an executive conference room upstairs in the clubhouse. This room in my opinion is not being utilized sufficiently. We already have a drop down movie screen, surround sound system, DVD player, stereo system in this room. I would like to configure this room with as many chairs/couches as possible for viewing MOVIES. I would like to provide to owners, renters, and guests movies from time to time for both family and children.

I would also like the HOA Board to purchase a small popcorn machine so we can make our own popcorn for the movies we show. Right now this idea of mine is just in the development stages. I know there is an issue of adult supervision and other items like not allowing alcohol, etc, etc. Currently this is purely my idea and I would like you the owners to write me back with a thumbs up or thumbs down on my idea and or any suggestions you have to develop this idea and or improve on it.



Actually I would like any and all owners to write or text me with any ideas you may have about the resort, improving the resort, or changes you would like to see. The Board has made some very positive changes and many of the changes have come from the owners.

Thanks for taking the time to read my above information. See you at Las Palmas! Bruce Turner, Board Member; cell/texts to: [928-246-1117](tel:928-246-1117)

Bruce L. TURNER
304 E Palo Verde Dr.
Yuma, AZ 85364-7315

[\(928\)246-1117 cell](tel:9282461117) 📱

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Cathryn Stotesbery

Great progress! Can we get the 700 channel satellite DTV inside the condos too? Right now we have 7 channels and terrible reception. The upgrade would be great for owners and guests!!

July 3, 2013 @ 7:02 PM

[Reply](#)



Ross- Webmaster (Reply to: Cathryn Stotesbery)

Glad you should ask. Actually we are looking at a totally new digital fiber optic system that we hope to have on the agenda at the next Board meeting and the next Owners meeting. The current analog infrastructure we currently have will only continue to deteriorate in the salt air environment. We keep replacing components, only to have them quickly fail. We hope to have some good news to announce very soon!

July 3, 2013 @ 10:42 PM

[Reply](#)



Cathryn Stotesbery (Reply to: Ross- Webmaster)

Can we possibly get a approval on this before the January meeting? It would be great to have it in place as soon as possible! I have no doubt the majority of homeowners would agree this is a necessary upgrade.

July 18, 2013 @ 3:06 PM

[Reply](#)



joe noriega

Thank you for all your hard work...looks awesome! Movie idea sounds like a great idea!

June 23, 2013 @ 8:32 AM

[Reply](#)



David Frenznick

Wow, you, the entire board and Oswaldo have certainly been busy--and it shows! Your movie idea is great. Big thumbs up.

June 17, 2013 @ 11:22 AM

[Reply](#)



Ronald Studeny

Yes indeed, Las Palmas is looking great and better than ever. Thank you Oswaldo, Leo, staff and the board. Wow, I love the movie idea.

June 17, 2013 @ 10:21 AM

[Reply](#)



Melissa Gross

Thank you for the great update Bruce! I know Grande 301 really appreciates you and all of our HOA members for all of your hard work and dedication to Las Palmas. Thanks so much!

June 17, 2013 @ 9:42 AM

[Reply](#)

Security Response Cart

July 17, 2013 @ 6:43 AM



We have a new emergency response vehicle! We have purchased a golf cart for our security personnel which will be a multi purpose vehicle. It will be used by security for patrol of the grounds, giving our guests comforting knowledge that we are prepared to respond to emergencies and the presence of security on premises.

Thanks to Bruce Turner, our security personnel has been trained on the proper use of our new AED electric defibrillator, fire extinguishers, and the medical supplies on board. We are able to treat jellyfish and manta ray stings, heat stroke, and other beach emergencies until EMT's arrive. We have already responded to many such emergencies (see photos) and the health and safety of our guests is now a high priority.

In addition, we can also provide guests with use of jumper cables, air compressor, hand tools and assistance with other minor problems for a dissabled vehcile. Guests will be given emergency numbers at check in.

Gate 24 Hours: **(638) 382-8338**

Front Desk: **(638) 382-8139**

HOA Office: **(638) 382-8137**











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Camry

This content is having many useful responses about cart security. The following data is needed to write [Locusassignments.com review](#) books. The previous post may useful to all of them to gain better resources and essays.

February 18, 2019 @ 4:42 AM

[Reply](#)



Ronald Studeny

Great idea. Las Palmas continues to impress.

July 17, 2013 @ 12:18 PM

[Reply](#)



Missy Gross

Fantastic! Thank you!

July 17, 2013 @ 9:25 AM

[Reply](#)



Harv & Claudette

Bruce, this is wonderful news and a great idea. This is another reason for folks to come to LAS PALMAS and stay and have a good time and feel safe, thanks for your vision and leadership. AWESOME JOB! Harv and Claudette

July 17, 2013 @ 8:10 AM

[Reply](#)

BUSY! BUSY! BUSY!

July 19, 2013 @ 9:44 PM





As you can see by these photos our resort has been extremely busy with rental activity. The giant slide has proven to be a huge success. Dolphin Beach Rentals advises 18-20% increase in occupancy for June and July over last year.

That of course means more impact fees which will help pay down the cost of the new slide that much sooner.

Oswaldo anticipates delivery of 25 additional lounge cushions so we can put more chairs into service sometime in August.

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yuduzab213

Of course, direct method of learning language may consume a lot of time and students may not get proper <https://topamericanwriters.com/bestdissertation-com-review/> properly. This may prove for them just the wastage of the time and gain nothing.

October 4, 2018 @ 12:51 AM

Internet Connections

July 26, 2013 @ 12:34 AM



Hiram Roche, the internet coordinator for Dolphin Beach Rentals has sent out a newsletter outlining their improved wireless internet service and how to access it. The log in procedure has changed in that there is a different user id for guests and a different user id for owners.

The owners who pay for their internet service will be at high broadband speeds and have fewer limitations than those for guests.

Basically, when you sign on to your wireless router, you will come to a web page portal, where you will enter the credentials provided to you. This only needs to be done once, and opens the internet portal to all the wireless devices that will be using your modem. This sign on expires in approximately 24-36 hours, and may have to be re-entered periodically.

This method provides the best possible service to owners, and limits guests from abusing the precious bandwidth allocated to us.

If you have any questions concerning the service, or would like to sign up, please feel free to contact Hiram via email and, he will be glad to assist you.

Also Hiram is proposing a more robust access point instead of the routers currently in use. These access points cannot be reset accidentally and provide more stable performance. At a cost of \$90 per unit, it would be up to the individual owners if they want to pay for this service.

Download Hiram's [newsletter here](#)

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Showing 5 Comments



Emmitt Harper

I am an [essay pro](#), but I know someone who is even better than me. I can be contacted through this website forum for the contact information of that person. Good luck

December 13, 2019 @ 12:51 PM

[Reply](#)



Harv Kuntz

I agree with Cathryn Stotesbery - our HOA should provide Wireless service for the whole area, owners should not have to pay.

August 9, 2013 @ 8:40 AM

[Reply](#)



Cathryn Stotesbery

I seem to remember discussing (at the annual HOA meeting 2 years ago) installing a resort-wide WiFi, enabling guests to access the internet around the pool and clubhouse common areas. Is this WiFi available yet? If not, why not? If so, how do we access it? We definitely need to have this available for owners and guests. Why doesn't the HOA provide internet service to owners? It is a basic service just like cable TV.

August 8, 2013 @ 8:02 PM

[Reply](#)



Hiram (Reply to: Cathryn Stotesbery)

Cathy Unfortunately we have no authority to go and check the Telmex installation or request any on regards to your contract, also the setup is all in the modem and have no access into. Dolphin Beach Rentals serves an enterprise internet service connection, the time of enterprise connections like us takes immediate action 24/7, all issues has to be resolved in max of 4 hours to get the service up and running, this service and the quality of service is very different in many ways, most importa

August 17, 2013 @ 2:14 AM

[Reply](#)



Hiram (Reply to: Hiram)

(continued) most important is tech support. We have more than 600 users on the network at busy times, which represent a lot of effort and knowledge to keep the network working, this is a large deployment to afford to give internet to everybody, the requirements involved in a small network than in a big network are totally different. Hiram

August 17, 2013 @ 2:15 AM

[Reply](#)

Dues Reminder

August 3, 2013 @ 9:40 AM



Dear Owners,

This is a reminder all owners are required to pay their HOA Dues on time. This is very important so the resort can continue to meet its obligations in a timely manner. The HOA Board will enforce the following policy:

1. A late fee applies on the 16th day after the HOA Fee was due.
2. Reduction of resort benefits and amenities after 31st day HOA Fee was due.
3. A Lein will be initiated 30 days after a written notice has been sent to the owner.

* Remember - *Failure of the Association to send a bill to a member shall not relieve any member of his liability for any assessment of charge (Article 6.9).* We all aware of our obligation to pay HOA Fees and it is each owners responsibility to insure these payments are made in a timely fashion.

The board will continue to have the intial letter sent to you if your payment is 15 days late. This will be the only notification for late payment we will send you.

Please pay your HOA Fees ON TIME. The Board must continue to pay the resort bills and its employees in a timely manner to keep the resort running.

Thank You for your Assistance

Your HOA Board

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Daniel Smith

Wonderful weblog! I would like to thank for the efforts you've got made in penning this publish. I am hoping the same great work from you inside the destiny as properly. I desired to thank you for this websites! thank you for sharing. first-rate web sites! [Scarface Supreme Jacket](#)

January 15, 2020 @ 5:23 AM

[Reply](#)



Finn The Rise of Skywalker Vest

Thnak for sharing arycle such as a great informative post. [Finn The Rise of Skywalker Vest](#)

October 22, 2019 @ 3:04 AM

[Reply](#)



nancy dawkins

Thank you so much for sharing these amazing tips. I must say you are an incredible writer, I love the way that you describe the things. Please keep sharing. <https://www.abbraci.com/product/womens-western-suede-leather-jacket/>

October 5, 2019 @ 12:58 AM

[Reply](#)



kathleen swafford

I regularly visit your site and find a lot of interesting information [Batwoman Jacket](#). Not only good posts but also great comments. Thank you and look forward to your page growing stronger

September 25, 2019 @ 5:58 AM

[Reply](#)



kathleen swafford

Very useful and valuable details you shared, thanks for the important blog post [Top Boy Jacket](#). It helped me a lot. nice post very informational. Keep blogging.

September 25, 2019 @ 5:32 AM

[Reply](#)



kathleen swafford

I found your documents very interesting. You have a amazing skills of writing a brief content [Joker Coat](#). Thanks for talking about this, it is really a useful for me. I am going to preserve this.

September 25, 2019 @ 4:09 AM

[Reply](#)



Ethan

I spend most of my time with my friends because I know this is the real-time which we spend with friends.

The [ca.edubirdie.com reviews](#) share many good things about friendship and how it change your life.

July 28, 2019 @ 1:26 AM

[Reply](#)



Mike Riddle

Instead of sending out a blanket and form letter posting about HOA fees, why not place the date they are due in the letter? Why not provide info in this blog as to the percentage who have paid? This reminds me of a corporate letter-all are guilty.

Can't we do better?

August 4, 2013 @ 10:25 AM

[Reply](#)



ROSS (Reply to: Mike Riddle)

Yes you are correct. HOA fees are due on the First of each Quarter. Jan1 April 1 July1 Oct1 THANKS!

August 24, 2013 @ 7:42 AM

[Reply](#)

2014 Annual Meeting Scheduled

September 20, 2013 @ 4:36 PM

The HOA Board has announced the date for our next annual General Assembly Meeting.

Please clear your calendar for the meeting to be held



at the main clubhouse on Saturday January 25, 2014 at 10:00 am.

The agenda is not yet finalized, but will be posted here when ready. In addition to budget items, we will be voting on the position of PRESIDENT for the next 3 year term for the HOA board. Anyone interested in running against current President, Dan Dimovski, need to send in their resume for distribution to the membership and for this forum.

Please plan to attend or have your proxys correctly filled out for the proxy holder to present at the meeting. We urge you to contact your neighbors to do the same. Proxies will be available on our website for download in a few weeks.

ATTENTION FRACTIONAL OWNERS

Please note, we must have a written appointment for a voting representative for all Fractional Units for their vote to be counted.

Email your resume to mugslv@gmail.com or lynda-laspalmas@cox.net

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Emma

Annual Meeting Scheduled is a perfect idea to gather all parents and talk about their kids study. You can check [best ar 15 scope under \\$100](#) if you have hunting hobby.

September 4, 2019 @ 11:52 AM

[Reply](#)



Isaac

Every institute make a plan for every annual dinner and meeting too. Because a lot of parents came for kids report. The [order dissertation online](#) share a simple plan which you use in start.

August 7, 2019 @ 3:58 AM

[Reply](#)

2014 Golf Tourney

September 21, 2013 @ 5:44 PM



HOA Vice President, Bruce Turner is putting together our 2nd Annual golf tournament for interested owners and their guests. Scheduled for the weekend of our annual owners meeting on Friday, January 24, 2013. It will be held at Laguna Del Mar, a Jack Nicholas course.

Please email Bruce directly if you are interested in participating. If there is enough interest, Bruce will move forward and advise everyone of the details. This is a great opportunity for owners to come together and have a good time out on the golf course.

Last years event was a huge success, and we are looking for an even better turn out this year. As before, there will be prizes, awards and give aways.

Please let Bruce know your email, cell phone and number of golfers attending at your earliest convenience.

yumacop1@yahoo.com

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Victoria

IF you want to become a successful man. then follow this tip. Hard work is what brings results we mistakenly call luck. The more hardworking you are, the luckier you get and the more successful you become. [Read more](#)

October 10, 2019 @ 1:05 PM

[Reply](#)



Jack William

I absolutely love your blog.. Very nice colors & theme. Did you build this amazing site yourself? [garden pond pumps](#)

September 30, 2019 @ 9:29 AM

[Reply](#)



Levi

If you are a fan of golf then you must know about 2nd Annual golf tournament which is held because of all golf players. I [buy custom term papers](#) just to make sure I write about all of them if I join the tournament.

September 5, 2019 @ 10:22 PM

[Reply](#)

Improvements

September 22, 2013 @ 4:12 PM

Now that the summer tourist season has ended, Osvaldo and his crew have begun bringing our resort back up to snuff. It was a very busy season, and now much needed repairs and improvements can commence.

Here are some before and after photos of the remodeled guard shack. A brick facade was added, as well as interior tile, lockers, computers to monitor the video surveillance feeds, new chairs and air conditioning.











The railings around the pool bar are being replaced with the aluminum glass, to match the bridge rails. This is a much needed improvement as the old railings were badly rusted. These should be completed next week.



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Mosa

The eBook notes is the thing which a student and the reader want. Hope these tips give me more results for the ebook reading. bindergolf.com

December 2, 2019 @ 12:03 PM

[Reply](#)



Mosa

The eBook notes is the thing which a student and the reader want. Hope these tips give me more results for the ebook reading. bindergolf.com

December 2, 2019 @ 12:02 PM

[Reply](#)



Elodie

Do Good behave with employees. then employs do good work with hardness. and it is all about your benefits. I spend a long time on this site. [gas leaf blower handheld](#) In this site, all is about how to grow business.

October 5, 2019 @ 11:26 AM

[Reply](#)



stevena ngelina

Their improvement method is truly phenomenal. I just love their work with the [us best dissertations](#) as it truly distinguished their talents and set them aside from all of the other acorganisers in the industry.

September 15, 2019 @ 11:58 AM

[Reply](#)

October 1 Dues

September 24, 2013 @ 6:36 AM

Well its that time again...Your statement is in the mail if you haven't already received it.



Please remember that your quarterly HOA fees payment is due the first of every Quarter. Timely payment of dues is essential for the smooth operation of our resort. Please plan to mail or pay your dues so that we receive your payment by October 1, 2013.

Dues are delinquent as of the 16th and a \$25.00 late fee will be applied automatically to the account. Past Due accounts in excess of 30 days will be sent to collections, per the Board.

Thanks!

Pool Rescue

October 22, 2013 @ 2:13 AM



RECOGNITION AND APPRECIATION

WE WANT TO GIVE RECOGNITION AND SHOW OUR APPRECIATION TO MR. CESAR CECEÑA CAMPAS AND MR. JESUS ANTONIO NORIEGA EGURROLA FOR PROVIDING FIRST AID TO A KID THAT WAS FOUND DROWNED IN THE POOL OF BUILDING GRANDE ON FRIDAY SEPTEMBER 06 AT 5:59 PM.

CESAR CECEÑA OUR HEAD OF SECURITY WITH THE HELP OF OUR GUARD JESUS ANTONIO NORIEGA WAS THE PERSON WHO PROVIDED FIRST AID TO THE KID WHO PRESENTED SIGNS OF ASPHIXIA, SWOLLEN STOMACH,

PURPLE LIPS, DID NOT BREATHE, BUT HAD PULSE. CESAR PROCEEDED TO GIVE THE KID FIRST AID, BUT HE ALSO REQUESTED THE HELP OF AN AMBULANCE IN CASE THE SITUATION GOT MORE COMPLICATED AND ALSO REQUESTED THE AED DEFIBRILLATOR.

TESTIMONY OF CESAR CECEDA

THE FIRST AID CONSISTED IN CHECKING HIS RESPIRATORY SYSTEM WHICH WAS CLEAN THEREFORE I PROCEEDED TO INDUCE VOMITING BY PRESSURING HIS STOMACH. RIGHT AFTER HE STARTED VOMITING WATER AND FOOD AND STARTED TO BREATHE AND REACTED BY OPENING HIS EYES AND STARTED MOVING, THEREFORE IT WAS NOT NECESSARY TO GIVE HIM CPR. HE WAS PLACED IN POSITION OF RECUPERATION FOR THIS CASES WHICH IS LAYING DOWN ON THE SIDE FOR APPROXIMATELY 4 MINUTES UNTIL HE COMPLETELY RECUPERATED AND STARTED CRYING. AFTER THIS I TOLD HIS FATHER TO TAKE HIM IN HIS ARMS UNTIL THE AMBULANCE ARRIVED AND TOOK HIM TO THE HOSPITAL.

AT 07:52pm OF THAT SAME DAY, THE PARENTS OF THE KID ARRIVED TO THE RESORT AND INFORMED THE GUARD AT THE GATE THAT THE KID WAS RELEASED AND WAS DOING FINE, GIVING HIM THANKS FOR THE HELP PROVIDED.

NOTES: AT 05:59pm THE CALL WAS RECEIVED.

AT 06:01pm THE AMBULANCE WAS CALLED.

AT 06:08pm THE POLICE UNIT No. 045 ARRIVED

AT 06:11pm THE RED CROSS AMBULANCE No. 748 ARRIVED.

AT 06:17pm THE AMBULANCE LEAVES WITH THE KID AND THE POLICE.

GUESTS FROM VILLA 13 FROM SEPTEMBER 6 TO THE 8, IN THE NAME OF JOE MEJIA

SINCERELY

LAS PALMAS BOARD AND MANAGER SITE

JAANA PONZIO, BRUCE TURNER, DAN DIMOVSKI, OSVALDO BELTRAN

JESUS ANTONIO NORIEGA EGURROLA

CESAR CECEDA CAMPAS





This is a testimony to the importance of the training our security staff received and muchas gracias to Bruce Turner for implementing the program and building a professional security staff.

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arun

[Redbox tv](#)

January 24, 2020 @ 10:36 AM

[Reply](#)



renuka singh

We offers end-to-end technical consultancy and know-how as well as know-why to broad spectrum of different requirements of broadcasting industry.

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[radio station consultants](#)

[January 4, 2020 @ 3:07 AM](#)

[Reply](#)



xcgdfg

<http://beetvapk.buzz> [beetv apk](#) [beetv](#)

November 21, 2019 @ 3:42 AM

[Reply](#)



abc

Our academic pursuits, along with a range of extracurricular activities, help in honing a child's skills and ensuring that he/she grows to be a mature and responsible citizen.

[best school in greater noida](#)

November 7, 2019 @ 4:53 AM

[Reply](#)



david

In case you're seeking to be a field specialist, you ought to do any building course or improvement course. In case you're searching for an [mba essay writing service](#) office work area work, attempt PC courses or business courses. There's a variety of choices for various kind of individuals accessible on the web.

September 28, 2018 @ 12:47 AM

[Reply](#)



Cathy

We are really proud of the actions of Cesar and Jesus and thankful that our resort provides this type of training.

October 22, 2013 @ 6:05 PM

[Reply](#)



Ron Studeny

Wow, what a great job our security people do! Special thanks to Cesar and Jesus for a job well done. God bless you. I and my family live here full time and everyday I see the excellent work of the entire staff we have here at Las Palmas. They are always there to help! Also, thanks to Osvaldo, Leo and the board for providing the necessary funds, equipment and training to continue this fine work.

October 22, 2013 @ 9:24 AM

[Reply](#)



Mike and Jackie Jeklinski

Thank you Jesus and Cesar!! You have made us all proud. We are blessed to have you both with us at Las Palmas. Thank you for all that you do!

October 22, 2013 @ 8:49 AM

[Reply](#)



Harv and Claudette Kuntz

Praise be to God for this child's rescue! A BIG thank you to Jesus and Cesar. It is comforting to know that our security guards are so well trained and able to meet the challenges. The expertise and all the services of our security team should be featured in the Rocky Point Times. It is good to hear news with a good outcome!

October 22, 2013 @ 8:04 AM

[Reply](#)



David Sardella (Reply to: Harv and Claudette Kuntz)

Thank you Jesus and Cesar. It is reassuring to know we have such knowledgeable and attentive security personnel. We appreciate your watchful eye and great service to all. Thanks again.

October 22, 2013 @ 9:02 AM

[Reply](#)

Bar Clubhouse Railings completed

October 27, 2013 @ 1:38 PM

The replacement of the badly corroding steel railings around the swim up bar and clubhouse stairway has been completed. These areas now match the bridge railings and really dress up those areas. The old railings were so badly corroded that they were loose and dangerous. The photos below show the progress and the finished results.

LOOKS GREAT!







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Work in Progress Oct 2013

October 28, 2013 @ 6:04 PM

Oswaldo has begun the fall and winter maintenance projects.

The cobblestone brick around the pool and the parking walkways, has deteriorated from the salt air and water, and ten years of wear and tear. It was to the point of being a tripping hazard, and needed to be replaced.

Osvaldo, had a better way. Instead of replacing the stones, he merely had his crew turn them over and re-seat them. It is a tedious project but the results are worth it. Below are photos before and after the stonework was done.

This is the pool area:



Below is the walk area of the Bonita building, with cobblestone being re-installed on the pedestrian walkways. This procedure will be performed on an as-needed basis in all the building walkways.





Another item on the TO DO list was to install drains at the splash down area of the heated slide pool. Water was accumulating there from the slide splash and creating a slippery hazardous condition.

Two drains were installed to remove the excess water and prevent the water pooling in that area.



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Jaxon

Company always try to make this type of places where people come and enjoy with families. The [aussie writings reviews](#) share some projects through albums which people can see if they want to go.

November 7, 2019 @ 10:01 PM

[Reply](#)



David Sardella

Great work - thanks for saving us money and reusing the stone.

October 29, 2013 @ 9:17 AM

[Reply](#)

Golf Tourney Update

October 29, 2013 @ 8:50 PM



Hello everyone,

I guess I sent out my request too early so I will put everything on hold and re-contact everyone and start over in January 2014.

Currently we have NOT had sufficient interest to organize a tournament. I will try and reach out to you again once more in January 2014. If we do not get more interest we will not have a tournament and everyone can make their own arrangements and golf on their own.

Thank you to the owners that did respond to my inquiry. I will contact everyone again in January and see if we have more interest then. As you can see from the above photo, we had a great turn out last year and would like to see us all compete again in 2014.

Thanks.

Bruce Turner

yumacop1@yahoo.com

Clubhouse Update

November 27, 2013 @ 1:19 PM



The multi-purpose room in our clubhouse is growing! Osvaldo and his team have knocked out some walls and will be expanding our bar so it will truly become a multi-purpose room. Now there will be more room for the pool tables and games, as well as additional floor space for the bar area.

This will give way to larger seating capacity, dance floor and small stage for entertainers. It will become the perfect room to host parties, or to sit back and watch the games in high definition TV.

This will be perfect for hosting our upcoming employee Christmas party and owners meeting in January.



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Owsven

It's time to bring some change in our work. That change is only occur in the place and we start to renovate this place and trying to bring changes at the time when i get knowledge from the book of [best essay australia](#). Hope this is good and we just have to take it in serious way.

June 22, 2019 @ 2:26 AM

[Reply](#)



Bruce Turner

we decided to go forward on this idea because the room next to the upstairs bar sliding glass was not being utilized at all. Now by opening this entire area up it will make all three rooms usable space and more beneficial to everyone.

November 28, 2013 @ 8:21 AM

[Reply](#)



joe noriega (Reply to: Bruce Turner)

Great idea!

November 29, 2013 @ 12:37 PM

[Reply](#)

Pool Heating Schedule

December 8, 2013 @ 7:16 AM



POOL CLUBHOUSE AND JACUZZIS HEATED SCHEDULE

NOVEMBER TO JANUARY 2014

CLUB HOUSE POOL HEATED

WEDNESDAY 27 NOVEMBER TO MONDAY 04 DECEMBER 2013

THURSDAY 12 DECEMBER TO MONDAY 15 DECEMBER 2013

THURSDAY 19 DECEMBER TO MONDAY 05 JANUARY 2014

THURSDAY 17 JANUARY TO MONDAY 20 JANUARY 2014

THURSDAY 23 JANUARY TO MONDAY 27 JANUARY 2014

GRANDE BUILDING JACUZZI

NOVEMBER 22,23,24

DECEMBER 20,21,22

JANUARY 04,05,06

JANUARY 24,25,26

BAJA BUILDING JACUZZI

NOVEMBER 28,29,30,31

DECEMBER 23,24,25,26

JANUARY 09,10,11

JANUARY 24,25,26

DELPHIN BUILDING JACUZZI

DECEMBER 06,07,08

DECEMBER 28,29,30,31

JANUARY 17,18,19

JANUARY 24,25,26

CLUB HOUSE JACUZZI

DECEMBER 13,14,15

JANUARY 01,02,03

JANUARY 24,25,26

BONITA JACUZZI

ORDER NEW HEATER

Certificates of Recognition

November 28, 2013 @ 8:30 AM

Las Palmas Resort continues to implement professional training of our security staff. Our Vice-President, Bruce Turner and his colleagues came to Peñasco and had another instruction session as part of the

ongoing training of our



security personnel.

These efforts have paid off, ([see previous story](#)) and Bruce awarded Certificates of Recognition to Cesar Ceceña Campas and Antonio Noriega Egurrola for their valuable, life saving efforts of a drowning child in our pool.

Bruce and the training officers have a combined experience of over 80 years in law enforcement. We are grateful for having them on board for their their training efforts and sharing their skills.

To our knowledge, no other resort on Sandy Beach has implemented a professional security training program or provided equipment like Bruce has done for us. Las Palmas can be proud of its security staff,

and we applaud everyone for a job well



done.

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Reader

Good post [who invented the cell phone](#) really like it
September 23, 2019 @ 9:35 PM

[Reply](#)



Colleerguson

Please enter the code shown

July 2, 2019 @ 1:10 AM

[Reply](#)

Golf Tourney Signup

December 10, 2013 @ 5:25 AM



Owners I need to have an idea of a total count of players for this years tournament so I can determine if we can move forward with organizing the tournament. I'm not asking for a confirmed locked in number but I do want to know how many of you and your friends are anticipating on playing golf with us on Friday 24 January 2014, the day before the annual meeting.

All I need from you is just a short email or text with your name and a total number of anticipated players in your group. I need this information before 31 December so I can plan the tournament properly.

Again, I'm not holding anyone to the number you provide to me I just need to know where we stand and if we can make this cost effective for the golf course and the resort.

Please respond by email or text to: yumacop1@yahoo.com or cell phone for text is [928-246-1117](tel:928-246-1117). (Remember I only need (Name and Number of Players))

Thanks,
Bruce Turner
Board Member.

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Bryce John Adalynn

We amazed using the evaluation a person designed to get this to specific submit amazing. Fantastic exercise! [Niche relevant](#)
[blog comment](#)

August 21, 2019 @ 6:33 AM

[Reply](#)



Ledezm

Our Golf players should get the interesting details about tourney registration and sighup details. Then we all can receive au.superiorpapers.com review best features on golf game and sports tips. So, all new players will have knowledge on tourney details.

February 6, 2019 @ 10:20 PM

[Reply](#)



loedlaf

Nice artile

February 6, 2019 @ 10:17 PM

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Home Port Construction Begins

December 10, 2013 @ 6:36 PM

Construction on the breakwater for the Home Port began today, December 10, 29013. Juan Montoya Hernandez Dias Rebar and Concrete co, SA.DE./FE named as breakwater construction contractor. [Click on this link](#)















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Board Meeting Minutes November 24

December 21, 2013 @ 11:23 PM



ASOCIACION DE DUENOS LAS PALMAS A.C.

LAS PALMAS COMMUNITY ASSOCIATION

HOA BOARD MEETING

November 24, 2013

MEETING MINUTES:

Meeting @ 1:00pm

Meeting Chairperson: Dan Dimovski

1. Call to order. Present were Dan Dimovski, President; Bruce Turner, Vice President; Jaana Ponzio, Treasurer; and Osvaldo Beltran Camacho, on site controller. Also present Leo. Approve minutes of September 16, 2014 meeting.
2. Presidents Report -"State of Las Palmas". A review of the overall operation of Las Palmas. Our accomplishments, our challenges and our future goals. 2013 has been an unprecedented year for Las Palmas. Currently under budget.

Completed:

- Bridge to divide pool 60/40 for year round dedicated heated pool area that includes the water slides and swim up bar.
- New "Mega" Slide.
- Balcony rails, stairway rails.
- New fast food outlet created near the swim up bar." La Salsa"

Goals:

- Repair & paint villas as scheduled.
 - Paint stairways in buildings.
 - Paint cool-decks as needed.
 - Ground level rails for buildings units and around grounds.
3. Managers Report – Review of 2013 budget. Comparison of actual to budget. Review on site operations, staffing, leases, restaurant, clubhouse area, retail etc.
 4. Vice Presidents report. A review on the onsite operations including, quality control operations, security operations of Las Palmas.
 5. Las Palmas strategy for 2014 and beyond. The standardization of utilities and greater control of its own destiny on how it manages its major expenses for the purpose of providing more services to our owners for less. The following are areas of interest:
 - Greater HOA control of utilities (Electric, water, propane). Close to 40% of our annual budget goes towards our utilities. How can we be more independent of the utilities we use for our association's needs and how can we control future expenses.
 - Standardization - HOA Internet, TV & Phone. To provide to all owners these basic utilities of technology. (See Item 10)
 6. Proposal to increase the current impact fees to compensate for the additional incurred costs to our HOA caused by the increased rental traffic due to the add amenities. Motion passed to have the following renter impact fee increases presented to membership for ratification: \$9 for 1 bedroom, \$11 for 1.5 bedroom, \$15 for 2 bedroom, \$20 for 3 bedroom and penthouses, and \$30 for villas.

Treasurer's report on current financial position of Las Palmas HOA is good, with very few delinquent accounts:

- \$380,000 was spent for special projects in 2013.
 - \$183,575 in bank account, \$44,00 allocated for spending.
 - \$100,000 to be kept as cushion
 - \$12,000 to reserve funds.
 - Operational reserves (savings) has balance of \$9,000, leaving \$52,000.
 - Incoming dues and impact fees will be more than adequate to operate resort.
7. Proposal to place Las Palmas minimum required reserve fund of up to \$100,000. currently in Chase checking account into a Certificate of Deposit (CD) for a rate of return. Motion approved.
 8. Review performance for 2013 and discuss 2014 goals and objectives of the two Las Palmas on site Rental and Real Estate service companies.
 9. President's update on Las Palmas Income and Expense projections up to December 31, 2013.
 10. Proposal of 2014 Capital projects as follows:
 - Final remaining 2013 owner approved projects (Solar) will move forward once funds are available through capital funds and operational surplus. As promised by the board in the 2013 owner meeting the solar project will not be financed by an assessment . The board is moving forward cautiously with this project. It was important to note that a solar project of this size and type in the Penasco area has not been attempted and Las Palmas would be the first. Board is currently re-visiting the proposal from the last company in an effort to update and create the most current and effective way to complete the work.
 - The board is in negotiation with a service provider to provide fiber optic Internet and digital high definition TV services for **all** owners at a cost of \$20.00 per unit for a total cost of \$3,440.00 per month or \$41,280.00 per year with a four year contract. Services to be subsidized by implementation of a "resort service fee" to renters. No increase in dues or cost to owners. Includes re-wiring buildings, wireless modems provided to owners, Wireless Wi-Fi for common area and toll free phones to U.S. in clubhouse. TV service includes 96 channels, 24-27 of which are popular English speaking networks, most in high definition, many with sub-titles that can be turned off (later 2014).
 - Upgrade Clubhouse lobby and expand the guest check in area for improved guest services experience. Estimated cost is \$6-7K; max approved is \$10K.
 - Additional improvements to the clubhouse multi-purpose area. Purchase of tables and chairs consistent with the new decor and design.
 - Open up multipurpose room by removing sliding glass doors to expand area.
 - Remodel clubhouse restrooms.
 - Air conditioner for multi-purpose room;
 - Illuminated sign for top of Delphin to be seen from road.
 - Pool tile repair and replace Bonita heater.
 - Aluminum rails on building grounds to replace steel rails at about \$300 per section.
 - Camera surveillance security system; possibly linked thru new Wi-Fi service.
 - Elevator floors need replaced or repaired.
 11. Owner Appreciation Fiesta for January 25th owners meeting, approved.
 12. Closing of the Board Meeting. Meeting adjourned.

English Speaking Channel Lineup

- 1) ESPN (later in 2014)
- 2) WARNER
- 3) TVC
- 4) FOX LIFE
- 5) UNIVERAL STUDIO
- 6) A & E
- 7) E!
- 8) GLITZ
- 9) AXN
- 10) TRUE TV
- 11) MTV
- 12) BIOGRAPHY CHANNEL
- 13) VH1
- 14) CINEMAX
- 15) HBO (later in 2014)
- 16) UNIVERSAL MOVIE
- 17) COMEDY CENTRAL
- 18) NBC Phoenix
- 19) ABC Phoenix
- 20) CBS Phoenix
- 21) FOX Phoenix
- 22) CNN
- 23) WGN

- 24) THE WEATHER CHANNEL
- 25) MSNBC
- 26) DW (European News Channel)
- 27) FOX NEWS
- 28) GOLF
- 29) TBS

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joe & corey

Great job! Looking forward to the meeting. Feliz Navida Osvaldo, Hoa and all at Las Palmas!

December 23, 2013 @ 9:13 PM

[Reply](#)



sylvia fruchthandler

YEA WHAT A GREAT JOB YOU GUYS ARE DOING I M SO THANKSFULL TO ALL OF YOU. SINCERELY SYLVIA DUMAR

December 23, 2013 @ 12:10 AM

[Reply](#)



Cathy and Alan, Grande 405

We cannot imagine having better a HOA board. Can we just go ahead and take a vote and have you guys in there for life -:-)

December 22, 2013 @ 11:08 AM

[Reply](#)



cindy mabry

You all are doing a fabulous job. Our Board has to be the best HOA board on Sandy Beach. I thank you for all of your hard work and dedication to Las Palmas and it's owners.

December 22, 2013 @ 10:54 AM

[Reply](#)

Dues Reminder

December 22, 2013 @ 9:15 AM

Well its that time again...Your statement is in the mail if you haven't already received it along with the agenda for January 25th 2014 owners meeting along with the proxy's. They will also be posted on this site in a day or



two.

Please remember that your quarterly HOA fees payment is due the first of every Quarter. Please plan to mail or pay your dues so that we receive your payment prior to January 1, 2014.

Dues are delinquent as of the 16th and a \$25.00 late fee will be applied automatically to the account. Past Due accounts in excess of 30 days will be sent to collections, per the Board.

Board Letter to Owners and Meeting Agenda

December 23, 2013 @ 9:44 PM



Dear Fellow Las Palmas Owners,

A general assembly meeting for all Las Palmas owners is to be held 10am Saturday, January 25, 2014 pursuant to article 28 from the law to hold an annual meeting. The purpose of the meeting is to conduct and carry on the business of the Las Palmas Home Owners Association to include HOA business, the owner ratification voting of major 2014 projects, the election of a three-year term for a Board member and owner ratification voting on the 2014 budget.

Until such time, the operation of Las Palmas will continue with the existing Board Members and the same HOA fees as approved in the 2013 budget. The Board will be proposing a 2014 budget with **NO INCREASE**. The first quarter common fees due January 1, 2014 will stay the same pending owner's approval of the 2014 budget.

Las Palmas has had an unbelievable 2013 year. As of December 21, 2013 we have a current total of \$152,333.03 in our accounts. We have invested over \$380,000.00 into our community's infrastructure and future, all the while we have decreased the owners' fees to their lowest level ever. This investment has already started to pay dividends for us. The new glass and aluminum railings no longer require costly ongoing maintenance. The addition of the new "Mega" slide has been a great success and has been a major attraction for Las Palmas in 2013.

The overall guest occupancy rate has reached the highest level ever in Las Palmas history. The new bridge built to divide the clubhouse pool into a 60/40 split has allowed us to control our heating expenses and provide the owners and our guests with a year round clubhouse heated pool.

Three out of the four major capital projects approved by the owners on January 19, 2013 were completed ahead of schedule. This was possible by utilizing our in house resources/skills, prioritizing projects for minimal impact to our guests, working together as one unit and being fortunate enough to have the best Management team lead by Osvoldo Beltron Camacho.

The fourth and final project approved by the owners in 2013 is the development of an onsite carport style solar electrical generating system. This project is slated to carry over into 2014 and will allow Las Palmas to have some control over our future electrical expenses. The generation and sale of electrical solar energy back to the grid will allow Las Palmas to receive one for one credit against our in house consumption. The goal for this project is to help us control our expected increases in electrical consumption due to future increase in energy costs as well as planned increases in energy usage from the added amenities such as the Mega water slide and the heating of our year round clubhouse pool.

With these types of achievements, Las Palmas has become recognized as a leader in the Puerto Peñasco Association community. Other associations have been looking to Las Palmas for ways to duplicate our success.

Your Las Palmas Board has not stopped there, we have been working hard finding new ways to continue to improve our community and provide more services to our owners without increasing our fees. Las Palmas strategy for 2014 and beyond is for the standardization of utilities and greater control of its own destiny in areas where it can manage its major expenses for the purpose of providing more services to our owners for less. The following are the areas of focus:

- Greater HOA control of Utilities (Electric, water, propane). Close to 40% of our annual budget goes towards our utilities. How can we be more independent of the utilities we use for our association's needs and how can we control future expenses.
- Standardization - HOA Internet, TV & Phone. To provide to all owners these basic utilities of technology.

In order for Las Palmas to continue to grow, develop and achieve its goals for 2014, your Las Palmas Board of Directors is proposed for owner ratification the following:

1. Proposal to provide standardization of Internet & TV services at no cost to the owners. The Board has negotiated with a service provider pending owner approval to provide fiber optic Internet and digital high definition TV services for **all** owners. The cost to the HOA will be on average \$20.00 per unit or \$3,440.00 per month or \$41,280.00 per year for all 172 units in Las Palmas with a maximum of a four-year contract. Services to be subsidized by the implementation of a "resort service fee" to renting guests of the rental companies. No increase in dues or cost to owners. Includes re-wiring buildings, wireless modems for owners, Wi-Fi for common area and toll free phones to U.S. in clubhouse. TV service includes 96 channels, 24-27 of which are popular English speaking networks, most in high definition, many with sub-titles that can be turned off for all owners. "NO INCREASE IN OWNERS FEES"
2. Upgrade Clubhouse lobby for both rental companies and expand the current guest check in area for improved guest services experience. The cost up to \$10,000.00
3. Additional improvements to the clubhouse and multi-purpose area. Remodel clubhouse restrooms, Purchase of fixtures, air conditioners, tables and chairs consistent with the new décor and design. The cost \$15,000.00
4. Proposal to increase the current impact fees to compensate for the additional incurred costs to our HOA caused by the increased rental traffic due to the added amenities. \$9 for 1 bedroom, \$11 for 1.5 bedroom, \$15 for 2 bedrooms, \$20 for 3 bedrooms and penthouses, and \$30 for villas. Note, impact fees have never been increased to date.
5. Illuminated large LAS PALMAS signage for top of Delphin to be seen from the main road.

More details on the 2014 proposals for owner ratification, a review of the Las Palmas 2013 accomplishments and the Board of Directors plan for 2013 will be available in the third annual Las Palmas newsletter to be sent out to all owners in early January 2013. As always all information communicated to the owners will also be available on our website as it becomes available.

The Las Palmas HOA Board of Directors scheduled the General assembly meeting for 10:00am Saturday, January 25, 2014. The Board wants to remind all owners that it is everyone's responsibility to participate in these meetings either in person or by proxy. We have another unprecedented agenda this year and very important plans and proposals needing all owner attention to help the HOA Board members with our direction for 2014.

Please make every effort to attend or to send in your proxies to the attached address if you are unable to attend this meeting. The Spanish version of the proxy **must** be filled out to be valid. If you misplace your proxy you can go online to www.laspalmashoa.com and print one. The HOA website has direction on how to fill out the proxy.

Should you not be able to attend, please forward your proxy to someone that you know and can vote on your behalf. If you do not know anyone, choose our Administrator, where you send your payments or to the HOA Board, with Lynda Saveski designated as proxy with your directions. They may be faxed, scanned email, or snail mailed to us. Ross Anfuso will continue to oversee the website and will assist in the official HOA communication.

The Board of Directors is grateful to all owners that have assisted the HOA & given their personal time to be a part of the process. In consideration for all the owners support the HOA will continue to host the "Owners Appreciation Fiesta" celebration scheduled for 5:30pm Saturday January 25, 2014. The festivities will include all food and drink. It will be catered by the Las Palmas Med restaurant. Please e-mail our Administrator Lynda Saveski your attendance if possible, noting the number of people in your party so we can plan.

Also for those interested in participating in the 2nd annual Las Palmas Owners Golf Tournament that same weekend, please go on line to our website or contact our Vice President Bruce Turner for details.

Your Las Palmas HOA Board of Directors

Jaana Ponzio - Bruce Turner - Dan Dimovski

Below is the agenda for the owners meeting scheduled for 10:00 am Saturday January 25, 2014. Also attached are proxies if you cannot attend.



ASOCIACION DE DUENOS LAS PALMAS A.C.

LAS PALMAS COMMUNITY ASSOCIATION

HOA OWNERS MEETING

JANUARY 25, 2014

ASSEMBLY AGENDA:



Important
DATE!

Member Check in / Registration @ 10:00am

1. Call to order, Assignment of Scrutinizers – Validation of Legal Quorum.
2. Introduction of board members, on site management team, administration, Webmaster.
3. President's Opening Remarks, report on the "State of the Resort" 2013 overview & 2014

focus on greater HOA control of utility expenses & the standardization

of HOA owned Internet, TV & Phone.

4. Treasurers Financial report for 2013.
5. Report on the capital expenditures and capital projects in 2013.
6. Manager's Operational report. (Including quality control).
7. Dolphin Rental Company – Address the owners (Discuss changes with the Hacienda Tax).
8. Castaways Rentals – Address the owners (Discuss changes with the Hacienda Tax).
9. A summary of Las Palmas outlets: The Med, La Salsa, Variety Store, Spa/Massage, Jewelry outlet, Souvenirs Store, and the clubhouse bar and multi-purpose function area for special events.
10. Las Palmas on site solar energy generating system. Moving forward, update and review.

11. Presentation & voting on 2014 HOA proposals:

- Proposal to provide HOA standardization of Internet & TV services at no cost to the owners @ \$41,280.00 per year. Services to be subsidized by the implementation of a "resort service fee" via onsite rental companies.
- Proposal to upgrade clubhouse lobby for both rental companies and expand the current guest check-in area for improved guest services experience. (\$10,000.)
- Proposal for additional improvements to the clubhouse and multi-purpose area (\$15,000.)
- Proposal to erect a large illuminated LAS PALMAS sign on top of Delphin to be seen from the main road (\$5,000.).
- Proposal to increase the current impact fees to compensate for the additional incurred costs to our HOA caused by the increased rental traffic due to the added amenities.

12. Board Member election and voting procedure

- 3 year Term Board Member (Dan Dimovski – HOA President)

13. Final call for nominations & brief statement by nominees.

14. Election/ voting for 3 year member.

15. Presentation of the 2014 Operation Budget.

16. Member voting on the 2014 Operation Budget.

17. Questions & Answers.

18. Closing of the owner's assembly. Meeting adjourned.

Note: Owners Appreciation Fiesta with dinner and drinks start @ 5:30pm Saturday January 25, 2014 second level of new expanded owner's clubhouse multi-purpose bar and lounge. Catering by The Med Restaurant.

[Click here for printable version of agenda](#)

[Click here for proxy](#)

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[Click here for proposed channel list for Metro Cable TV system](#)

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Layton Kasen

I Always Appreciate The News To Be Told beforehand. I Believe This To Be True So I Can Get Help From [assignmentgeek](#), Then Assuredly Others Can Be Grateful As Well for this helpful piece of information.

August 22, 2019 @ 11:44 AM

[Reply](#)

**Skip Pence**

In addition, the same reasoning for not raising impact fees: We already have some of the highest impact fees on Sandy Beach. And, we are subsidizing the new slide already. Those who rent their units are already getting hit this year with new taxes and accounting cost. Please remember that all of our property values are based on the profitability of leasing units. Items that benefit all owners should be paid for by all owners.

January 15, 2014 @ 10:44 AM

[Reply](#)

**Skip Pence**

The board is doing a wonderful job on improving our community. TV service has been a major problem for years and certainly needs immediate attention. The new service sounds like a great addition. However, I see no connection or reason that this cost should be borne by those who rent their units. We already have some of the highest impact fees on Sandy Beach. In addition we are subsidizing the new slide already. Hopefully we can vote to allow all owners to share that expense.

January 15, 2014 @ 10:42 AM

[Reply](#)

Tourney Update

December 25, 2013 @ 8:52 PM



Looks like we will have enough interest to have our golf tournament. I have locked in the same golf course, Laguana Del Mar for 24 Jan 2014.

I will update everyone as I complete the details in the next couple of weeks. Thank you for your response to make this possible.

Bruce Turner

Any questions, text or call (928)-246-1117 or email yumacop1@yahoo.com.

2013 Special Projects Recap





December 27, 2013 @ 10:08 PM



Please be sure to attend our annual meeting January 25th. If you can't attend, please do not forget to mail or fax in your proxy. Many more exciting new projects to come that need your vote!

Our special project expenditures of \$318,000 for 2013 is as follows:

BIG SLIDE ONLY PLASTICS	46,284.84		
SPECIAL STAIRS	10,437.28		
STRUCTURE AND FASAD ROOM	73,563.89		
RAILS AND GLASS ALUMINU	80,568.22		
RAILS AND GLASS AROUND POOL BAR	11,000.00		

**LAS PALMAS RESORT
SPECIAL PROJECTS 2013 OUT OF THE OPERATIONAL BUDGET**

PROJECT	COST	PICTURE
NEW BAR CLUB HOUSE	8,280.42	
ENTRANCE SIGN	1,239.09	
BEAUTIFICATION WATER FALLS	10,192.14	
GYM AND LOBBY	3,074.56	

OTHERS,CUSHIONS,AC,ETC	8,395.91	
ADVERTISING PAPER NEWS	1,872.48	
318,326.87		

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CBD oil

Extraordinary things you've generally imparted to us. Simply continue written work this sort of posts. The time which was squandered in going for educational cost now it can be utilized for studies. Thanks [CBD oil](#)

February 1, 2020 @ 5:26 AM

[Reply](#)



Matthew Lily

Definitely stable, brilliant, fact-filled facts in this article. One's threads do not sadden, and this absolutely is true in this article likewise. People generally produce a motivating understand. Would you say to Now I am fascinated?:)#) Sustain the great articles or blog posts. [CBD oil for sale](#)

February 1, 2020 @ 1:43 AM

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Samson Raiden

For research paper the main concern is to meet the deadline. To ease this tension it is recommended to be with myassignmentwriting.com.au assignment writing services australia as they provide high quality service. Their costs are very low and it saves a lot of time and money.

October 16, 2019 @ 10:39 AM

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