

Happy Holiday Season! With the days getting dark earlier, please be especially careful and obey traffic signs (and our rules for dogs, pedestrians, golf carts and bikes!).

Financials and Monthly Dues

Except for the cost of our water wells (more on that below), we should finish the year better than budget, and we continue to build our reserves. 2024 marks the seventh year in a row that we will be holding our dues at \$240 per month. Please remember payments are due by the first of the month. Beginning January 1, 2024, a \$24 late fee will be assessed if they are not received in the MAC Management office by the 15th of the month. For your convenience, we have also added the ability to autopay your dues directly from your bank account. Just sign into the HOA portal on the web at <http://www.gomacmgt.com>, select "set up autopay" and select "bank account" as the payment method, with a payment date before the 5th of the month. Contact MAC Management if you have any questions.

Annual Homeowners Meeting

We held our Annual Meeting on October 18. At that meeting, Stu Soren and Bob Brown were elected by acclamation to new, two-year terms (those were the only nominations we received). Together with Mike Palmer, Mike Larkin and Terry Roberts, who are beginning the second year of their terms, the group will comprise the Board for the coming year. Thanks all for agreeing to serve!

Also at the meeting, the Board gave a presentation on the HOA's financial position, it's activities for the past year and the goals for the coming year. You can see a copy of the presentation on the HOA portal in the "Documents" section.

Water Well Status and New Landscaping for the Meadows

As previously reported, we have had problems in the past couple of years due to excessive silt in our irrigation system from our water well, which also caused some equipment failures. After many repairs and adjustments, we decided earlier in the year that it was necessary to drill a new well (and abandon the old well as required by the County). That project will be finished before the end of the year and pay for itself in less than six months with the continued water costs savings generated by foregoing the use of most of our Golden State water for the common areas.

Unfortunately, between the heavy rains in the Spring and the delays waiting for the new well to be drilled, our new landscaping of the Meadows had to be put on hold after we had finished the first phase of the project, namely the removal of all of the existing dead grass/weeds. The project will restart in earnest after the first of the new year. We thank all of you for your past and continued patience with the mess. Please continue to avoid going into the Meadows until our project is complete.

New crosswalk on Pebble Beach Way

The Board approved painting a new crosswalk across Greystone between the northwest and southwest corners of Pebble Beach Way. The crosswalk will extend into the connector road and we will add caution signs. The work will begin after the first of the year. Please proceed carefully when entering and exiting through our gates and be mindful of the new crosswalks.

Lastly, a few reminders

If you are doing any improvements to the exterior of your homes and around your property, be it new construction, remodeling, significant painting (even if the same color), new roofing, solar, landscaping, or permanent structures such as patios, outdoor kitchens, etc, your plans need to be submitted with an application form to the Architecture Review Committee through our management company, MAC Management, for approval before beginning work. All building materials, equipment and portable toilets must be stored on the homeowner's property, not on the sidewalks or streets.

We have made great improvements on picking up dog waste and properly disposing of it since we installed our four litter cans around Greystone and Pebble Beach. Keep up the good work!

Slow down and come to a complete stop at all intersections. Be mindful of children and others walking, jogging, and riding bikes. Bikes and golf carts belong on the streets, not on the sidewalks, unless they are entering or exiting driveways or golf cart paths, and everyone is expected to obey all traffic signs.

We also see an increasing number of underage children driving golf carts, often with many passengers. This presents an unsafe condition for all. The Country Club has a rule that drivers of member-owned golf carts must be at least 13 years old and at least 16 years old for Club-owned carts. We believe that is a good standard for driving golf carts on our HOA property.

Speaking of the Country Club, their management has asked us to remind you that the golf course is not a playground for kids, nor should it be used as a short cut to get around the area unless you are traveling to or from the Country Club facilities.

Finally, we would like to think our gated community provides a certain level of security. However, crime is increasing everywhere. Please remember to lock your doors when you are not home, and lock your vehicles and keep any personal effects out of sight when parking outside your garage.

Happy holidays and thank you for your attention and assistance in continuing to make the San Luis Country Club Estates a great place to live!

Sincerely,

Your HOA Board of Directors