
Residents' Guide

Release 2.0

La Mesa Village Plaza Residents Association

Sep 22, 2018

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FIRST STEPS AND EMERGENCIES

1.1 Before Your Move

Before moving in, even if you are a tenant, you must notify *The Helm Management Company* (page 3), who will explain the use of Elevator B for moving, your responsibilities for security during the move, and the proper disposal of moving materials (see *Trash* (page 11)).

1.2 Calling 911

Call 911 for any physical or psychiatric emergency or for the police or fire departments. Don't worry, they can get in. The responders will use the lobby elevator.

Warning: If you call 911 on a cell phone, you will have to give them your address and unit number. Only land lines display your address to the operator.

1.3 Plumbing

For emergency plumbing problems call Helm at (619) 589-6222. Someone will be dispatched immediately. During business hours during the week you might also be able to find our maintenance man, Jose Ocampo, to assist.

Warning: The currently printed regulations imply that you should run to the garage to turn off the water to your unit. In fact, it is not possible for you to do this.

If you cannot stop the problem using the valves inside your unit, the water will have to be turned off to a set of units above and below you. The units are organized into "zones" of 3-4 units per floor. For non-emergency plumbing you must ask Helm to give 48 hours notice to the other affected units, if you need to turn off the water to your unit.

1.4 Electrical

Turn off the breakers in your unit. If your problem is actually with the panel itself, you will have to call San Diego Gas and Electric for help.

Warning: If you have an electrical or gas emergency or if you suspect a gas leak, leave the area immediately and from a safe location call SDGE at (800) 411-7343. Call 911 if you think the building should be evacuated.

1.5 Car Problems

See *Towtrucks* (page 10) in the chapter on the *Garage* (page 9). You can tell the towtruck your *Door Code* (page 8) so that they can enter the garage by using the pound sign on the keypad, followed by your four-digit code. You must also be sure to warn them that there is a seven-foot height limit.

1.6 Exiting By Stairs

There are stairs that lead outside, besides the Lobby steps. Sets of steps lead down from the first floor to

the street near the Lobby; near Elevator A; and at the end of the walkways past Elevator B.

MANAGEMENT RESPONSIBILITIES

La Mesa Village Plaza contains 94 residential units in the heart of La Mesa Village, 4701 Date Ave, La Mesa, CA 91942. This document contains information for current or potential unit owners and tenants.

This document is a supplement to the information you will receive in your HOA packet. Those documents will include the Rules and Regulations, which in turn depends upon the CC&Rs that the unit owner received during the purchase process.

Some things in the Rules and Regulations have become out of date, and in those cases this document says explicitly that it contradicts them.

The document has links in its electronic forms, and an index. This document has redundancies – rather than say something just once, we prefer to mention it in the place where it matters to someone looking up a topic.

This document is maintained by Paul Dubois, Unit 404. Please email him at pdfubois@gmail.com with any corrections or suggestions.

This document is currently available at <http://pdfubois.com/LMVP>. (Will move to Association website when deployed).

Thanks to everyone who has reviewed and contributed to this document.

2.1 The Board of Directors

As explained in your owner's documents, management of the Association and the property is done by an elected Board of Directors. The Board hires a management company to carry out day-to-day management.

Meetings of the Board are open to residents. Please note these restrictions:

- At the start of the meeting there is a time for residents to speak about items on the printed agenda for that meeting.
- At the end of the meeting there is a time for residents to offer comments or ask questions on any topic.
- During the meeting, residents should not participate in the discussion.

You can submit issues for the Board's consideration through the management company.

The Board approves Architectural Change Requests (ACRs) as detailed in the Rules and Regulations. First consult our manager who can give you excellent advice on whether you need such a form, and if you do, what precedents have been established and what changes are likely to be approved.

Board Meetings are in *Suite 119* (page 16).

2.2 The Management Company

Management of the building is under the direction of a management company hired by, and responsible to, your Board of Directors. The management company is:

The Helm Management Company
4668 Nebo Drive
La Mesa, CA 91941
(619) 589-6222 Extension 118
(619) 466-6499 FAX
thehelm@helmmmanagement.com

Nebo Drive is a right turn off La Mesa Blvd just before the trolley tracks. The office is less than two blocks down, on the right.

Our manager is Elizabeth Hensley (elizabeth@helmmanagement.com).

Our maintenance man is Jose Ocampo. Please note that it is not part of his job to assist homeowners inside their units. Do not ask him to assist in moving things, carrying things, or fixing things in your unit.

Internet brokering services such as Task Rabbit (taskrabbit.com) and TAKL (takl.com) are excellent ways to hire short-term help.

2.3 Commercial and City Areas

The surrounding commercial property and the commercial garage are controlled by the manager of the commercial property. City property is controlled by the La Mesa City Council.

THE BUILDING

3.1 Utilities

Your HOA fee includes every utility except electricity:

- Water
- Gas (fireplace only)
- Trash disposal
- Basic cable from Cox
- Sewer

You'll need to set up an account with San Diego Gas and Electric for electrical power. You set up a Cox account and decide if you want more than the minimal service, such as adding internet service.

3.2 Heating and Cooling

The La Mesa Village Plaza complex contains several buildings but only one of them contains residences. We refer to the other buildings as the “commercial” buildings. They contain outside businesses. There is a separate “cooling tower” that is shared between the commercial and residential buildings.

Residences and the commercial buildings use a heat pump for both heating and cooling. The heat pump in a unit connects to a supply of water that is processed through the cooling tower, where the exchange of energy with the outside air occurs. Think of the cooling tower as being like the compressor of a standard air conditioner, located outside a residence.

However, your heat pump also has a compressor inside the residence, which makes, along with the fan, the noise you hear when it turns on. The noise you

hear when your heat pump is not active is the sound of the common water circulation.

You are responsible for the heat pump and the electrical costs to run it. See *Resetting Your Heat Pump* (page 14) if your unit is not cooling.

3.3 The Floors

There are really six floors:

- The lowest floor is our residential parking garage. See *The Garage* (page 9). Besides our cars, the area by the lobby area contains the recycling area, residents' bicycles, and a hobby shop.
- The street level floor contains the commercial garage and our lobby. The trash bins, into which your trash lands when you put it in one of the chutes, are located here. See *Accessing the Trash Bins* (page 7) for disposing of items too large for the chutes.
- The third floor is the one we call the “first floor”, as in Europe. It contains the units whose numbers begin with 1, including 119, our association rooms, and behind that some recreational facilities (see *Recreation* (page 16)).
- Above that are the remaining three residential floors, 2 through 4.

3.4 The Elevators

There are three elevators, called “Lobby”, “A”, and “B”; all of them stop at all six floors, and all have their levels named “Parking”, “Lobby”, “1”, “2”,

“3”, “4”. From the Lobby Elevator, Elevator B is diagonally to the left, and Elevator A is diagonally to the right, as seen from the building entrance on Date Street.

Of these, only the Lobby Elevator stops in the Lobby. Elevators “A” and “B” stop in the commercial parking lot when you press “Lobby”. From those elevators you can get to the lobby by walking across the commercial parking lot to the door.

To operate the Lobby elevator, you need a fob, unless you are going to the Lobby. Inside the elevator, swipe your fob on the pad above the number buttons, then press the floor you want. The fact that you can always go to the Lobby is handy when someone you have let in wants to depart via the Lobby; you don't need to “let them out”.

To operate Elevator A, you need a perimeter key to enter the elevator waiting room from the commercial parking. From resident's parking, either a key or a fob will work. Neither is needed to operate this elevator once you are inside.

To operate Elevator B requires a perimeter key to enter the elevator waiting room from either garage floor. No key or fob is needed to operate this elevator once you are inside it.

Only “B” may be used for moving large items, such as furniture.

3.5 The Lobby

The exterior lobby door is locked. You can open the door with your fob or by using the keypad outside on the right. (Explained in *Keypads* (page 8)).

However, to access the rest of the building from the lobby requires the perimeter key, or using your fob to operate the Lobby elevator. Your mailbox is located in the lobby. There are outgoing mail slots.

Up a short flight of stairs, to the left as you enter the lobby, are two locked doors. These doors are opened with the perimeter key. The door on the left goes to the parking garage. The one on the right goes to the first floor.

When you enter the lobby using the keypad, the door to the first floor unlocks for enough time to enter the building and open the stairway door.

3.5.1 Package Deliveries

How do you get a package delivered? It depends on which company is delivering it:

- USPS deliveries are put in the large mail boxes with the key to the box put in your box, or the package is left in the lobby area if too large.
- UPS deliveries are left in the lobby each morning.
- Fedex delivers to your door.
- The San Diego Union-Tribune delivers to your door.
- Amazon deliveries depend on the carrier used, but due to size most end up in the lobby.
- For something valuable, Amazon can deliver modestly-sized packages to a set of lockers located in a Chevron service station at the corner of Navajo and Lake Murray Blvd; this is the station on the left side before reaching Navajo, inside the convenience store. Amazon calls these lockers Cadabra, and you choose this as your shipping address. When the package arrives, you are sent a bar code to unlock the box. Not all items can be delivered to Cadabra.

It is wise to pick up your packages from the lobby when you receive a delivery notice, and we suggest you do not leave them overnight.

3.6 Commercial Garage

Residents may only park on the Parking level. Nonetheless, there are things we do in the commercial level garage.

The commercial garage is a bit bewildering at first, and unfortunately you need to know your way around it before your moving van arrives. When exiting Elevator B, turn left 180 degrees around the elevator

structure and you'll be looking at the garage exit behind the Masonic building, where your movers will park.

The commercial garage has another vehicle exit at the opposite end, which is from La Mesa Blvd. In between these two places, on the far wall, is a door to the lobby.

To get out to La Mesa Blvd there is a tunnel near Elevator A. That is safer than walking on the driveway. The tunnel leads to a metal gate that is not locked. You come out near Lightbulb Coffee.

To get out to the trolley side, there is another tunnel located near Elevator B. When you exit this way, you will arrive at the fountain. You will find a barrier prevents you from walking past the fountain directly to the train; it is necessary to walk around it on the left or right. You can also exit the building on the La Mesa Blvd side and walk up the sidewalk to the station.

Other tunnels are for the businesses, as is a set of mailboxes by Elevator B.

The door to the lobby is not marked, but is on a short diagonal wall. There are some complicated-looking pipes to the left of the door.

3.6.1 Disposing of Trash

On the residential floors, each floor has a room with the trash chute is to the right of Elevator B as you face the elevator. A motion-activated light will come on as you enter.

When you put some trash in the chute, it drops down to a set of very large dumpsters on the commercial garage level. The back side of the Elevator B structure in the commercial garage has a big set of double doors that open with your perimeter key. That room contains the trash bins. There is a light on a timer inside to the left. This is the place to dispose of items too large for the chutes.

Important: If trash items present any possibility of jamming the chute, they must be taken to the commercial level bins, not put in the chute. Examples

of such items include pizza boxes and long skinny things like brooms and mops.

Full details on waste disposal are in the section *Trash* (page 11).

3.7 Resident's Parking Garage

You have one space assigned exclusively to you, marked with your unit number. You can use any of the spaces marked with letters for another car. Do not use the numbered spaces, as they are leased to the commercial tenants.

Please observe the 5 mph speed limit. To open the gate to exit, just pull up to it. It is safe to follow someone else out if the gate is open, just use caution.

To open the gate to enter, use your fob at the terminal as you enter the driveway.

From Parking, the door to the Lobby Elevator is near the recycling and bike parking, near the entrance gate. The door to the elevator is not labeled, and not locked. Inside the elevator waiting room is a door that leads to stairs to the lobby. You need a fob to go to any floor other than the lobby.

On this wall to the right of the recycling is the door to the workshop; see *Recreation* (page 16). It has a special key.

Elevator A will operate without your fob, but you need the fob or perimeter key to get into it from Parking, and your perimeter key to get into it from the commercial parking. On the commercial level, if you walk in the tunnel that leads to La Mesa Blvd (between Subway and Lightbulb Coffee), the elevator entrance is the first door on the left.

Elevator B will operate without your fob, but you need the perimeter key to get into it from either parking level.

KEYS, FOBS, AND CODES

Besides the key to your own unit, and your mailbox key, you should have a perimeter key and a fob.

4.1 The Perimeter Key

The perimeter key can open:

- Elevator waiting rooms on the garage levels;
- The stair entrance door on the side of the main entrance;
- Doors from the Lobby into the commercial garage and the stairways;
- *Suite 119* (page 16), the recreation closet behind it, and the gate to the spa;
- The garage keypad; and,
- The door to the large trash dumpsters near Elevator B in the commercial garage.

The fobs have no power supply of their own; they have to be held close to the reader. The fobs operate on the pads:

- Outside the Lobby Door, to unlock it.
- Outside the Lobby Elevator, to get it to open;
- Inside the Lobby Elevator, to go to any floor other than the Lobby floor;
- To open the doors into the elevator waiting rooms on the Resident's Garage level (but not on the Commercial Garage level).
- To open the Resident's Garage gate.

Additional perimeter keys and fobs may be purchased from the management company.

4.2 The Workshop Key

There is a separate key to the workshop area in the parking garage. Keys are available from Charlie Mucha, Unit 113, 466-1223. This requires a \$10 fee and signing a liability waiver.

4.3 Rekeying Your Unit

You have a choice when keying your own unit: allow the Association master key to open your unit, or not. There are times, such as emergencies, and scheduled entries for some required inspections (sprinklers, for example), for which you may find it convenient to be on the master key. If not, give strong consideration to giving Helm a copy of your key. It will be safely locked up at Helm, but will be slower to access in an emergency.

Lynn's Locksmith, (619) 447-7447, rekeys your unit to our master.

4.4 Keypads

As part of the move-in process, your unit is assigned a three-digit ID (often your unit number). You also choose a four-digit Door Code. These can be used on the keypads in two places:

- At the parking garage entrance keypad; and
- Outside the lobby, where the keypad controls the door and a lock on a door to the stairs, the right-side door up the short flight of stairs to the left.

For many residents, the ID is their unit number.

The Door Code, preceded by the “#” key, can be entered on the keypads to unlock the door or gate. You can change this code by contacting the management.

The result of entering the 3-digit ID on a keypad is to place a telephone call to a number of your choosing that you register with the management company. This can be a landline or a cell phone. On receiving the call, if you press “9” on your phone, it will unlock the door to the lobby, or the garage gate, respectively. Or, you can tell your visitor to enter your 4-digit Door Code preceded by the pound key.

There is no way to operate the Lobby Elevator by means of the keypad. Many residents simply ride down the lobby elevator to greet their guests.

keep their boxes there long-term. There are not that many units for sale at any given time.

4.5 Locking Yourself Out

The best ways to lock yourself out are, having carefully left your keys in your residence, take the lobby elevator to the lobby; or, take Elevator A or Elevator B to one of the parking levels and exit the elevator room into the garage. These scenarios are all avoided if you lock the front door of your residence with your key on a keychain that also has the perimeter key and / or fob.

If you forgot your keys, you can walk to the Lobby entrance and use your Door Code on the keypad to get to the residence floors.

Note: Pro tip: only lock your front door with the deadbolt; never use the main lock. That insures that either you took your key or you didn't lock the door.

Well, there is another way to lock yourself out. This has actually happened. You drop your keys into the crack between the elevator door and the elevator car. In that case you have to call management to arrange for the elevator company to retrieve them, as it has been judged too dangerous for you to do that yourself, as formerly permitted.

Speaking of keys, what are all those lockboxes on the railing outside the lobby? Various realtors and others

THE GARAGE

Warning: There is a seven-foot height limit for vehicles entering the Residents Garage.

5.1 Opening the Gate

To open the gate coming in, use your fob or perimeter key. The keypad can also be used to call a resident's phone, as described in *Keys, Fobs and Codes* (page 8). Going out, you need to pull forward enough to trip the automatic opener.

If you are exiting on foot or bicycle, there are tiny white buttons on the manual openers on the sides that operate the gate.

If the building has lost power the gate will still operate on a backup battery. If this fails, the manual opener can be used but we suggest you wait for help from the Board or first responders. It takes about a half an hour to fully open the gate by hand, and you have to be tall to reach the equipment.

5.1.1 Towtrucks

Be sure to let the tow truck company know that there is a seven-foot height limit in the Residents Garage. You may wish to tell your tow truck operator how to use the keypad, and your Door Code.

5.2 Miscellaneous

Things to know about the garage:

- Contrary to the arrows on the floor, you can drive either way. Please do observe the 5 MPH speedlimit.

- There is no storage of any kind allowed. You may see that some leave shopping carts in their spaces but this is not currently approved.
- There are currently no facilities for charging electric vehicles, but the Board is thinking about it.
- There is a wall plug near the bike racks where you can plug in an air pump.

TRASH

There are different places for different trash.

6.1 Ordinary Garbage

There are trash chutes located at each level in a room to the right of Elevator B.

Please note the following rules about garbage:

- A typical medium kitchen garbage bag can be put down the trash chute – nothing bigger, please! The bag should be closed and not contain anything that might cause it to wedge itself on the way down, such as a pizza box or some long thing sticking out of the top.
- There are small trash containers by the elevators and by the recycling bins. These are appropriate for small items only, and never for animal waste.
- Any trash that is too big for the trash chute must be placed in the trash bins by hand. Take Elevator B to the Business (Lobby) level, exit and go to the rear of the pillar containing the elevator. There you will find two big doors with a lock you can open with your perimeter key. The bins are inside. There is a timed light switch on the interior wall next to the left of the doors. A flashlight is recommended for your first visit.

Make sure you lock the door after using the bins.

- There is no place for construction debris or other large amounts of trash. You must dispose of this yourself or have your contractor haul it away. See below for information on the EDCO disposal site.

6.2 Recycling

On the Parking level, to the left of the door from the lobby elevator vestibule, as you enter the parking area from the elevator, there are two large bins and some smaller containers.

- Bottles with CA redemption value go in a labeled garbage container with a hole in the top. The Association redeems these to fund activities.
- Batteries can be placed in the container located in the Parking level trash area.
- There is a small trash can for your convenience.
- The two large bins are for cardboard and other recyclables (see list below). It is important to flatten all boxes, because otherwise the bins fill up before our Monday pickup. Things you can recycle are:

Cardboard

Paper

Tin cans (clean!)

Non-redeemable bottles (clean)

Important: No plastic bags, please! No dirty cans or bottles – they attract critters, and they smell. No garbage.

6.3 Hazardous Waste and Excessive Trash

Batteries excepted, there is no place at LMVP for hazardous waste. The City of La Mesa has a hazardous waste facility located at the EDCO waste disposal site. Hazardous waste disposal needs an appointment. EDCO is the place to take large amounts of trash such as construction debris.

Our trash facilities are only large enough for the ordinary waste of 94 households. The modern trend toward package deliveries means the recycling bins are maxed out every week. Please take large amounts of any kind of trash off-site.

6.3.1 Thinking Outside The Box

There are ways to get rid of packing boxes. Check out these ideas from Paul Rosas and Elizabeth Hensley:

- Put a give-away ad on Craigslist
- Boxcycle.com will buy your boxes
- U-Haul Box Exchange (<https://www.uhaul.com/Exchange/>)
- NextDoor (nextdoor.com)

REPAIRS AND RENOVATIONS

A note of caution: some vendors may regard new residents, especially those of retirement age, as an opportunity to up-sell. Be careful of “free” offers to inspect everything.

Internet brokering services such as Task Rabbit (taskrabbit.com) and TAKL (takl.com) are excellent ways to hire short-term help such as lifting, furniture assembly, etc.

7.1 Renovations

Some renovations may require following certain procedures. Please consult with the management early in your planning, and read the Rules and Regulations. Please note especially that any construction or packing debris must be taken away, due to the limited capacity of our trash systems. See remarks below about turning off the water to your unit.

An Architectural Change Request (ACR) may be required as described in the Rules and Regulations.

7.2 Repairs

Interior repairs that do not involve structural considerations are handled by you as the homeowner in a normal manner for the most part. It may be difficult to get certain services, or providing them may require unusual skills, because of the nature of the building. Many small companies do not work in our building because their insurance will not cover it.

We therefore offer these remarks and suggestions for possible vendors, but we cannot guarantee the work of anyone. Please use your own due diligence. There are more choices than these, of course.

Note: Information becomes obsolete over time. If you find something has changed, or have a suggestion for another vendor, please email Paul Dubois (pfdubois@gmail.com).

7.3 Plumbing

Many plumbing repairs can be made by simply closing your own water valves. However, some repairs require shutting off your water to the whole unit, and it is not possible to do that on the spur of the moment.

Units are organized into vertical “stacks” that are connected to one shut-off valve below. To turn off water to your unit will turn off water for others in your stack; this requires a 48-hour notice except in an emergency. Please call the management company to make arrangements. They will post notices in the elevators and send warnings by email.

Note: Contrary to the discussion in the Rules and Regulations, it is NOT possible for you to turn off the water in an emergency, such as a burst pipe. You must call the management at (619) 589-6222.

Some plumbers familiar with our building are:

- Fite Plumbing, (619) 784-1704
- Perry Plumbing, (619) 472-2112

If your kitchen has not already been modified to run a water line to the refrigerator, you can have that done from the sink without a ACR form.

7.4 Heating / Air Conditioning

- Jackson & Foster, (619) 567-3504
- Hurn Mechanical, (619) 312-1924
- Southcoast Heating & Air Conditioning, (760) 941-7000
- Fire & Ice, (619) 561-8100

7.4.1 Thermostats

Upgrading to a modern thermostat can be a challenge. The old one may be hazardous waste; the originals had actual liquid mercury switches.

Jackson & Foster has a person who knows how to install a Nest thermostat on our heat pumps, which is more than you can say for Nest Support. The standard instructions on the Nest site do not work.

7.4.2 Resetting Your Heat Pump

If your cooling is not working, the first thing to find out is if others nearby are having the same problem. If so, call management, as it is a cooling tower issue.

If it is just your own unit with a problem, try a reset:

1. Turn off the thermostat.
2. Turn off the heat pump using the switch on the wall next to it.
3. Turn off the circuit breaker to the heat pump.
4. Turn all of them back on in reverse order: breaker, heat pump, thermostat.

7.5 Fireplaces

- Absolute Duct and Chimney Cleaning, (619) 328-9733
- Innovation Gas Fireplace, (619) 796-4419

You may wish to have the chimney inspected. There is no roof access but it is possible to use a camera to

do this from below, at least as far as the chimney pipe goes.

Innovation Gas Fireplaces (sandiegogasfireplace.com) can renovate your fireplace. Rust can be painted over with a special paint. More modern ignitors can be provided that use a remote and electronic ignition.

Never burn anything in the fireplace. It is designed for gas only.

7.6 Cable and Satellite Television

Your HOA dues cover a basic level of cable service through Cox Communications (www.cox.com); should you wish a higher level of service your rate will be credited with the cost of the basic level. Contact Cox to set up an account.

Cable wiring within your unit is your responsibility. Unfortunately, getting someone to service that wiring is very difficult. Many contractors, including Cox itself, say their insurance will not permit them to work on our building. When the author of this document found someone to put a line into another bedroom, it appeared the person was basically not qualified – they did not have the kind of testing equipment actually needed. Luckily, there was an unused wire to a neighboring bedroom that could be moved, but it was just luck that it still worked.

The Board has been discussing changing this arrangement from time to time, since more and more people are streaming with an internet connection and do not want cable television.

As part of this process, the Board asks that you fill out an ACR for satellite dish installations. However, as long as the dish is not in a common area and not attached to the building (for example, sitting on your balcony), there will be no fee.

7.7 Internet

Cox offers very good broadband in a choice of speeds. If you are going to connect the cable TV

this is an easy addition. There are other choices.

7.8 Phone

The phone wires may not be in the best of shape due to age. Your phone installer may have to use an alternate pair to find the best signal. This may present unknown challenges if using the phone lines for internet service.

A landline is not required to use the keypad-driven call service.

7.9 Locksmiths

- Lynn's Locksmith (619) 447-7447 Lynn's can rekey to the master key, see *Rekeying Your Unit* (page 8)).
- De-Locks of San Diego, (619) 669-8680

7.10 General Handyman

- Ready Real Estate Repair, (619) 722-0207
- Joe Wolzen, (619) 204-2681

7.11 Screens

- David Ifrid, Glenview Glass & Screen Inc, (619) 937-1552
- Glass & Screens, Etc., (619) 697-8585

RECREATION

8.1 Suite 119

The resident's association sponsors a number of activities, varying from time to time, and information about these activities is posted on the calendar in each elevator. Most of the activities take place in Suite 119. This a residence dedicated to association activities, including Board meetings. You can reserve it for your own functions by calling JoAnne Hoy at (619) 465-5068.

Outside the patio door are a shuffleboard court, a gas barbecue, a gazebo with a table and chairs, the spa, and a little herb garden. Lemons from the lemon tree can be taken from the kitchen.

You will find things in Suite 119 that may be of use to you:

- Pads for Elevator B, needed when moving in or out.
- A dolly and ladder you can borrow (back room).
- The equipment for shuffleboard and the spa (closet outside back door).
- A library of donated books. There is no formal checkout mechanism.

Recreational facilities outside Suite 119 should be used only during the hours of 8 a.m. to 10 p.m. to avoid disturbing nearby residents.

8.2 Activities

Events are posted on a calendar in the elevators. They are all in Suite 119.

- Saturday morning is a coffee get-together. When Suite 119 is not available it is at Lightbulb Coffee on the ground floor, La Mesa Ave side. The calendar says it is at 8 am but in fact starts at least 30-40 minutes earlier. There is a \$1 donation.
- A Mah-Jong group meets on Friday afternoons, 1-3. You don't need to know how to play.
- Once a month on a Wednesday afternoon a group plays "Bunco", a dice game. You don't need to know how to play. Donation \$3.
- "After 5" is a happy hour at (what else?) 5 p.m. on Wednesdays. Bring your own drinks and a snack to share.
- Once a month look for "Movie Night".
- Quite a few people walk the decks and stairs for exercise. A circuit on the long axis, not going into the side areas, is approximately one-eighth of a mile.

Other special events include:

- The Annual Ice Cream Social, held in September. This event has been held every year since the building opened.
- Watching the La Mesa Flag Day Parade, with refreshments, on the deck outside Suite 119. Flag Day itself is June 14.
- Musical Evenings with our resident retired musician, Paul Rosas, when the urge strikes him.

8.3 Pets

The rules for pets are spelled out in the Rules and Regulations. Please especially observe the rules for disposal of pet waste, and do not use the standing containers.

If your front door has one of those pocket screens, be aware that your pet may be able to escape; the screen may not be fastened on the bottom, and the magnetic part is not strong.

8.4 Workroom

The workroom is located on the resident parking level near the recycle bins. It contains power tools and hand tools for community use.

Contact Charlie Mucha, Unit 113, 466-1223, for liability release forms. He will give you a key and collect \$10, a one-time fee. This is only available to owners, not tenants.

8.5 Other Things Nearby

Link to map (<https://goo.gl/maps/y7kowKzn6j72>) of our neighborhood

Think of La Mesa Blvd and Allison Ave being on either side of our building. On the other sides, one is Von's and the other is Spring Street. But our building is not square and doesn't touch the places just mentioned except La Mesa Blvd, which is the side with the coffee store, Subway, etc.

Out the Lobby door, Date Avenue is to your right and Orange Avenue is to your left. Bizarrely, Orange turns left and becomes Acacia, and the short road that goes straight toward the Von's complex dead-ends. On foot you can get into the Vons complex but not with your car. Acacia takes you out to La Mesa Blvd.

On Date Avenue, the driveway next to the Lobby slopes down to the residents' parking garage. Then there is the Masonic Building, and then another driveway. That second driveway leads to the commercial garage; your moving van should park behind

the Masonic Building near the commercial garage entrance by Elevator B.

To reach LMVP from La Mesa Blvd, you turn onto Acacia; Acacia becomes Orange as it turns right, with the little dead-end road to Vons on the left.

So, to drive to the Von's lot, you have two choices: use Orange / Acacia to La Mesa, turn right, and eventually turn right into the Von's lot; or use Date, turn left onto Allison, and left into the "dumpster" area and on into the lot just after the crosswalk by the library.

To get to the City library, walk up Date Ave; turn left on Allison and walk about half a block. The entrance to use is on the far side of the building.

Past the Library entrance is the Post Office. Other buildings nearby house police, fire, and city hall. Of course, you can mail letters from the lobby using the "Outgoing Mail" slots.

There are other stores and eateries on the La Mesa side and up the next few blocks to the in the direction of Spring Street where the trolley tracks are. Subway and the Trolley Deli compete for your sandwich dollar in our building. You can cross the street from our building and enjoy an adult beverage at Farmer's Table, a busy eatery, especially on the weekends.

Going to the right on La Mesa will end you up at Starbucks, Social Security, and the Vons complex; but on foot the fast way from the lobby is up Orange and then keep going straight to the end of that little road.

The Farmer's Market is currently Fridays 3-7 on La Mesa Blvd. Special events such as Oktoberfest at the end of September are also held in the Village.

8.6 Avoid A Trolley Accident

Crossing Spring Street can be dangerous. Note that there are "Stop Here" signs – do not drive up to the light, as the gate may come down and trap you. Observe the Keep Clear signs on the pavement.

If you are on foot, pay even more attention, as the gates have a counterweight that could strike you. In

particular on crossing Spring on La Mesa Blvd on the left side, you want to go around the gate to the left to get to the Walk buttons.

8.7 How To Use The Trolley and Bus

Public transit in San Diego is operated by San Diego Metropolitan Transit System (MTS) (<https://www.sdmts.com/>). The main bus stops are on Allison between Date and Spring.

To use them, you need a pass. You can check out the MTS website for schedules, etc., but their explanation of the ticketing is terrible. Here's what to do:

- If you are a senior, first go to the service counter in Von's and buy your first pass. It will cost \$20 and you'll get a pass good for a month. When you want to get a new pass, you put the card you have into the machine and tell it you already have a card. It will then load your new purchased passes onto your card.
- If you are not a senior you can get the card when you buy your first monthly pass by choosing "I need a card" at the purchase kiosk, which is on our side of the station in the center. Or, you can choose to use an app they have for your smartphone.

When you get on a trolley or bus, you tap the card on a terminal before boarding.

MTS's trip planner site is pretty good, but be aware that the time it says it is going to take is based on that very moment, and includes the time you would need to wait for the next bus or trolley. They also think it takes a walk to get to the station from 4701 Date Avenue, since they don't know we can go out via the commercial garage near Elevator B.

Our station is on the Orange Line and is called La Mesa Blvd Station in the trip planner.

If you take the Orange line to the 12th and Imperial station (the baseball stadium), you can transfer to the Green line to go up the bay (and eventually around to Grossmont Center to meet the Orange Line again).

On the map it looks like a big walk between the two lines but in fact it isn't, maybe 30 yards.

To transfer to the Green Line, you take the Orange Line to the Grossmont Center station. To visit the businesses at Grossmont, use the elevator or stairs in the station to go up to the street level of the shopping center.

8.8 Getting Around

For destinations to the southern (Gas Lamp) part of the downtown area, and some interesting places in between, you want 94 West. You get there by going south on Spring Street. One suggested route is to head up Orange, which turns into Acacia. Cross La Mesa Blvd, go a block and turn left. At Spring Street, cross the tracks and turn right. You'll wind down to a ramp that can take you on 94 West or 125 South (which leads via toll road to Chula Vista).

For destinations more to the north, I-8 on-ramps are to the left on Spring Street (Date Ave, right on to Allison, left onto Spring).

You can also go straight here to Center Street, which gets you to the EDCO disposal site. It is also one of several ways to go to Grossmont Center. Grossmont is a large center with Wal Mart and Target, and a movie theater.

Going left from Date onto Allison, turn right on University and left onto Baltimore for various destinations, including more I-8 ramps. Further up Baltimore you get to Lake Murray Drive. Lake Murray park is to the left, and going up to the right you eventually come to Navajo Road, with a shopping complex including Fantastic Sam, Wallgreens Drugs, and Wells Fargo Bank. The Cadabra Amazon lockers are in the store connected to the Chevron station at Navajo and Lake Murray Drive, on the left.

If you are new to San Diego, you'll learn that many locations are informally referred to by their initials, such as IB for Imperial Beach, or CV for Chula Vista.

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