

2013 AGM is Schedule for 12/7/2013.

Next Board Meeting August 14, 2013

Be sure to keep up to date on the web new information is posted monthly www.elzaloneowners.com Click the HOA tab, Login is **ezcabo**, password is **owners2011**

For Board & AGM Minutes, Agenda's, Financials and current project updates.

From the Board of Directors:

-Please be sure to observe rules and regulations when using pool and common area and also we would like to remind you to have your guests and renters to comply with the pool area rules for the enjoyment of all.

-From the Gringo Gazette**Do not let a Mexican drive your vehicle!**

During the past few weeks, we have received reports from foreigners whose vehicles have been impounded by the Federal Police in the vicinity of San Jose airport.

The reason? These foreigners have asked their Mexican friends or workers to come pick them up when returning from a trip to the U.S. or Canada. This is a definite No-No! Mexicans are not allowed to drive a U.S. or Canada, or any foreign plated vehicle.

The reason behind this is the large number of Mexicans that have migrated to the North, who upon returning to Mexico bring down a foreign vehicle but do not import it legally, avoiding taxes. This is considered contraband, and has been put in effect to protect the Mexican auto industry. When a Federal officer impounds a vehicle, it goes straight to Aduanas (customs) and, technically, eventually goes up in open auction. However, it is well known that in reality, many times Federal and Aduana officials and agents end up with a new car, at no cost to them. Legally imported, of course, they can do it abusing their position. Fighting the impound is costly, lengthy, and in most cases a lost case. If you are asked for a bribe, you have two options: pay it and live with it, or don't and buy a new car.

Security Issues in Reported-

A guest reported to the homeowner that money was missing from the unit they were renting. Management found that security had detailed log events with several prior guests and their visitors to this unit. The owner used a lock box with a key to allow access to the unit. It is unknown if the guest's missing the money had left the doors unlocked while they were out, or if a spare key was ever in this lockbox.

Please remember that security to each homeowner unit is their responsibility, and lockbox codes or keys should be periodically changed after use by each guest or service personal to control possible unauthorized access to your unit. Security does log all entries to the property & watches for suspicious activity in the common and parking area, but they do not see the individual unit access from the parking lot, and only on their rounds of the property would they possibly see someone entering a unit without proper authorization. Also please remember that doors should be locked when leaving the unit at all times. During our construction window in the summer there are many homeowners with construction workers. It is also advisable to let the property manager know if you are expecting guest's or service to your units, which help no authorized entrance to the common area & parking.

Please remember our Canadian neighbors and friends in your prayers as many of them have lost their homes or have been severally affected by the recent floods in Calgary and the surrounding areas.

Status on Capital Expenditures approved at 2013 AGM

1. Replace Bodega doors-Completed
2. Swimming pool coping repair and walkway staining -On hold pending review of new methods of installation options
3. Telephone Panel - Telemex has approval to modernization of their systems with Fiber Optics. They have \$600,000 USD to install the fiber to several developments. In order for El Zalate to receive this upgrade at no cost all El Zalate homeowners would have to agree to the service package that costs \$599 pesos per month or the upgraded package to this one. Once all homeowners have agreed to this package Telemex can proceed with this fiber upgrade to EZ at no cost. Please contact Nash Properties and let them know if you want to upgrade your service to this package & be sure to copy your property managers as well so everyone is on the same page. Nash will let us know if we have everyone's support. We need 100% to get the upgrade to the \$599 peso or the \$999 peso package.

\$599 Package

100 minutes to cellular number

200 local calls free

Unlimited LD calls to Mexico

1 peso per minute to US & Can.

5 mega internet

1 peso per minute any country

\$999 Package

100 minutes to cellular numbers

Unlimited local calls

Unlimited LD calls to Mexico

Unlimited LD calls to US & Can.

10 mega internet

4. Treadmill-Pending availability (to date nothing at Costco is looking durable enough and the existing is working)
5. Tunnel Improvement-project has been awarded & completion is scheduled for end of August 2013
6. Commercial Local improvements and Arch- It does not appear that the project by Dos Rios will be proceeding forward. The AC is now looking at the cost to upgrade the entrance with the approved assessment of 10K at the AGM.
7. Property Reserve / Depreciation Report- the Report has been received & is currently being reviewed by the Board.

Status on Misc. items at El Zalate

1. Repair to the flashing between roof 4 and 3 are complete
2. Tiles for the roofs have been replaced and project is complete.
3. Pergolas for villa 1 need replacing; Bid has been approved we are waiting for final design and expect these to be installed no later than end of October 2013. The existing termite damaged ones will be removed by end of August.
4. Elevator intermittent problems continue in Villa 1 and 4, Otis continues to monitor and look for solutions. These do seem to be worse during rainy season.
5. Ramp for villa 2 is complete.
6. A new sign will be installed at the beach entrance indicating 24 hour security & privacy access. This will replace the old damaged one.
7. The increasing costs of electric, the Board is review solar options to hope to present at the AGM.
8. Financials are available via the website overall position still looking good.

Homeowners please make sure that the HOA office has either a key for your unit or a person to contact that has a key for your unit in case of an emergency. It is recommended that the contact person be in the Cabo area.

Homeowners please use the following links for email communication to insure a response to your requests:

Board of Directors and Nash Properties: boardofdirectors@elzaloneowners.com

Board of Directors Only: homeownerfeedback@elzaloneowners.com

To send a suggestion to the HOA: <http://elzaloneowners.com/suggestionbox.htm> to send new contact info to the HOA:

<http://elzaloneowners.com/updateinfo.htm>

To email Nash for the Management of the HOA: elzalone1@hotmail.com

For those that use Nash for their personal management of your units the email to use is: nashgroup1@hotmail.com