



LORETO BAY

THE SEA OF CORTEZ

Property Management Newsletter

May 2009
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NEW Preventive Maintenance Program for Loreto Bay!

We are proud to announce the updated Property Management Preventive Maintenance Program.

This program was created with the involvement of our Construction Department and our Engineering Director some time ago, taking in consideration all the appliances' manuals and the manufacturers recommendations. The updated program focuses on two things; the inclusion of appliances that weren't previously included (although they have been maintained) and Aqua Viva specific appliances.

Please expect Property Management Inspectors to contact you shortly to request your input on the preventive maintenance done to your home. We want your feedback, and will continue to work with you to develop a preventive maintenance program to fit your specific needs.

Please note that if your home is still under warranty,, there are an established maintenance requirements at least during the warranty period. Please contact your Property Management Inspector for details.

For more information, visit www.myloretobay.com to download the Preventive Maintenance Program.



NEW! Paying Property Management Services by check!

Homeowners will be able to make payments of their Property Management Fund Requests by check if they so choose.

You will need to send checks payable to:

Loreto Bay Hotel Partners

Department #8437

Los Angeles, CA 90084-8437

(Please make sure to write the house number on the reference field of the check). All overnight mail by special couriers should be sent to the actual site address listed below and should reflect the Lockbox Number and Name in the air bill reference section.

Lockbox Site: Los Angeles

Wells Fargo Lockbox — E2001-049

3440 Flair Drive

El Monte, CA 91731

Reference: Dept # 8437

Product of the Month Wireless Doorbells

Now available at Loreto Bay! Rest easy knowing that you will always hear when somebody is at the door!

Heath Zenith, Modern Collection, Wireless Door Chime, Battery Operated, Off-White. Product, Pre-Approved by the Condominium Regime Design Review Committee.

Please contact your Property Management Inspector for more information on this great product and pricing..



Sub Regime Annual Meetings & Condominium Regime Assessments

The first Condominium Regimes SUB-Regime Annual Meetings have taken place. There was high homeowner participation. Proposed budgets were discussed and in most cases, approved unanimously. During these meetings Sub Regime Committees were proposed and voted on and the Condominium Regime office sent an email to the Sub Regime participants with their information.

Property Management is and will be working directly with the Condominium Regime to make payments of assessments on behalf of homeowners. You do not have to send a separate credit card authorization to the Condominium Regime office since payments of

CR assessments will be made by Property Management on your behalf.

Please remember to have your Property Management account funded accordingly. Also, please note that as approved at the meetings, late fees apply for late payments.

As you may recall, we estimated CR assessments at \$250 USD on the past Quarterly Fund Request. If the approved CR assessment for your lot is less than that, your Property Management Account will be refunded accordingly. If the approved CR assessment for your home is significantly higher than our estimate, we will be contact you to request proper funds.



Home Owner Weekend Schedule

May 21 – 24 Golf Tournament

June 11 – 14 Fun in the Sun

July 16 – 19 Summer Fishing Tournament

For more information, please contact
blancac@loretobay.com

Golf Club Snack Bar



MEET THE TEAM

Estuardo de Ganges

Estuardo was welcomed to the Property Management Team August 2008. He assists Home Owners in getting their homes certified for the Discover Loreto Bay Rental Program. He is additionally assisting in the Operation and follow up of the Long Term Rentals.

Estuardo was born and raised in Tuxtla Gutierrez, Chiapas, Mexico; one of the most impressive natural areas in the country, with an extensive colonial and pre-colonial culture.

Estuardo has a BA in Hotel Administration at Glion Hotel School (Switzerland), after graduating he traveled to Bangkok, Thailand for Management Training in a 5 star hotel and returned to Mexico to finish his second degree.

We are proud to have Estuardo as part of the team. His pleasant personality is appreciated by all. You can contact Estuardo at Estuardod@LoretoBay.com

General Property Management Questions

propertymanagement@loretobay.com

Property Management takes care of your home including the payment of bills, inspections, issuing work orders and more.

Let us know if you are planning to visit:

ownerreservations@loretobay.com

Please give as much advance notice as possible so we can notify all the departments necessary to ensure a great visit.

Condominium Regimes:

Condominiumregimes@loretobay.com

The Condominium Regimes serves like a Home Owners Association and is responsible for common areas including security.

Request Grocery Order Form / Place Order:

Groceries@LoretoBay.com

Rental Program Information and Questions:

DiscoverLoretoBay@LoretoBay.com

Visit the homeowner website for a wide variety of information:

www.myloretobay.com