

# Peninsula Torre II

Homeowner Association Newsletter

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## A Message from Administration

### ***Security at the Peninsula***

Improving security in and around the Residential Peninsula property has long been discussed not only within the Tower II HOA but also in our neighboring Towers. For a variety of reasons, the separate Tower Administrations have not been able to arrive at a consensus for how best to achieve this goal. As is often the case, it takes a pivotal event to drive differing parties together to earnestly focus on an important issue and that event occurred just recently. On August 18<sup>th</sup>, there was an armed robbery in the parking garage of Residential Peninsula. Two Tower II residents (renters), who own a local business and were known to carry a lot of cash from that business, were shot while fleeing the robbers. Both victims were immediately taken to the hospital and are recovering. The Puerto Vallarta police are convinced this was not a random robbery and that the victims were specifically targeted and may have even known the robbers.

The Tower II security staff did an outstanding job by immediately locking down our building as well as calling the police and emergency medical services. The robbers gained access to the garage through the open area of the garage on the south side of Tower III and escaped using that same route.

### **A Gated Community**

Everyone agrees that Peninsula should be a “gated community” with a fence surrounding its perimeter and all entrances and exits controlled by guards or electronic gates. Tower II first proposed such a plan in March of 2010. However, because of circumstances beyond our control, the proposal was not accepted by the other Tower Administrations and was dropped.

In mid-March of this year the Towers renewed discussions regarding improved security. There has been much initial conversation with a goal of reaching an agreement involving coordination between the Towers, project planning and execution. A security master plan is in the process of being jointly developed.

August 2011

The plan involves securing the perimeter of our property with fencing, secured gates, motion detectors, lighting and electronic surveillance equipment. Construction will be in stages as described below.

The three Towers will share equally in the cost of the security project. This means that each Tower will need to approve and commit funding for its share of the expenses in advance of each phase. The developer, Sr. Felipe Tome, has committed on behalf of Tower I to joining the effort and equally sharing in the expenses in a conversation with a member of Tower III civil association's Board and then separately with the President of the Tower II HOA.

### **Phase I - Beach Gates**

A special 3-Tower committee has been formed consisting of 2 representatives from each Tower. The committee's job is to develop detailed recommendations regarding costs, financing, design, construction and written contracts that need to be agreed upon before construction can commence.



The Towers will then review and either approve, reject or modify the committee's recommendations. Once unanimous agreement of the towers is achieved, construction can commence. The committee is also responsible for overseeing the actual construction. The picture here is an artist conception of one style of gate.

### **Phase II – Perimeter Gates and Fencing**

The committee's next assignment will be to prepare a detailed proposal for fencing the perimeter of our Peninsula property, including the area all the way to the river, and building a new, more secure guard casita at the entrance drive to the property. Although the grassy area and palm trees to the south of Tower III (known as Peninsula Lote 1) do not belong to the Peninsula Towers, Sr. Felipe Tome has agreed to give us legal approval to build the fence on the southern boundary of Peninsula Lote 1, along the river up to the Plaza's parking area and then returning north to our Peninsula property. A preliminary rendering has been prepared by an architect, but many details still need to be considered before the construction can begin.





The target date to have the proposal completed and agreed to for presentation, approval and funding by the Tower II HOA is at our 2012 HOA Annual meeting, currently planned for February, 2012. The pictures here are an artist conception of one style of entrance gate and surrounding walls.

### ***Special Maintenance Projects***

Our maintenance staff has done a great job in nearly completing all of the special projects approved by our HOA, plus some additional projects involving more landscape drainage and our water supply system.

Our water delivery system has been greatly improved. The water cistern serving Tower II has been totally refurbished and new filters have been added to better clean the water and remove minerals. Not only will this be better for the building plumbing, but it also softens the water.

Over 75 apartment terraces have been sealed thus far and 6 (of a projected 20) terraces with drainage problems have had drains installed to shed excess water accumulation due to incorrect slope angles that prevent proper water run-off.

The extra work on the problem terraces was possible because our maintenance staff was able to complete the other scheduled projects under budget.



### ***Drainage and Landscape***

The Towers have discovered a number of drainage problems during the rainy Summer months. The Tower II maintenance staff have been focusing on correcting those drainage problems so that the interior of the Tower, especially the lobby area, is protected from major storm water events. Special grates are being installed to properly direct the water away from the building and into the drainage system.

Landscape drainage issues are also being addressed. Much of the work has been accomplished and owners will notice far less standing water during heavy rain events.

The Board of Directors and Tower Administration are aware of an impending problem with the size of the palm trees on the patio area. The trees are very heavy and there is serious concern that they will exceed the load-bearing capacity of the concrete structure beneath the trees. Some of the trees will likely have to be removed and be replaced with smaller palms that won't grow as big.



## ***Financial Reports***

The Tower II finances are in very good order and we are slightly under budget through July of 2011. This is remarkable because the pool expenses so far this year have exceeded the planned pool budget by over 270,000 pesos due to the exceptionally cool winter and the additional related heating costs.



The Reserve Fund is not co-mingled with our operating funds and remains untouched.

Only a few apartment owners have problems paying their fees on time while most of the owners pay their fees and assessment on time or in advance.

Attached to the email that brought you this Newsletter is the July 2011 Financial Report. If you have any questions regarding them please contact the Administrative office.

## ***Legal Update***

The Tower II Administration has recently filed a lawsuit to collect fees, reserve funds and assessments from an owner that has 3 units and is severely delinquent and currently making no payments to the HOA for fees and assessments.

The Board of Directors has recently adopted a “business plan” requiring written contracts for all joint projects undertaken with the other Towers. Please note the



article below on “Joint Development”. This measure will insure that all Towers are operating in unison and establish a clear statement of each Towers duty and rights. These written agreements are viewed as a tool to ensure that once projects are approved they can proceed smoothly to completion.

### ***Homeowner Association Annual Meeting – 2012***

The annual meeting of the Tower II HOA members is planned for Saturday, February 18<sup>th</sup>. Should we not have enough homeowners in attendance (as required by law) on that date then the next official meeting will be held a week later on Saturday, February 25<sup>th</sup>. Please plan to attend or assign your proxy vote to an HOA member who will be attending. All issues to be voted on will be publicized and made available to you in advance of the meeting.

*Cecilia F. Delgado*  
Tower II Administrative Manager

### ***Joint Development of Residential Peninsula***

*Dewey Desler – HOA Board Member*

Our Peninsula complex is approaching 5 years of residential use. The organizational plans for Peninsula Residential anticipated four governing units (regimes). The plans include a separate regime for each Tower comprised of a legal entity, a homeowner association, and Board of Directors. The fourth, called a Master Regime, is charged with managing those common areas shared by all of the Towers. The common areas include the large pool, mirror ponds, access roads, the parking areas, and the roadway from the highway to the Towers.

The required Master regime has not yet been organized and established by the three Towers.

Early in July, the Tower II Board of Directors developed, approved, and forwarded a “3 Tower Proposal” to the leaders of the neighboring Towers. This proposal lays out the next steps for creating the Master regime and some objectives for that regime. All Peninsula owners will be covered by the Master regime.

Please take a few moments and read the “3 Tower Proposal” which is attached to the email that brought you this newsletter.

We are still waiting for comments and feedback from the leadership groups in Tower I and Tower III. The Board is hopeful that the other Tower leaders will join us as equal partners in the effort to provide needed improvements to our Peninsula complex.

## Homeowners Association (HOA) Board of Directors

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**Richard Maslowe – President, 20-D    eMail: rickmaslowe@lawyer.com**

Rick and his wife, Chris, live at the Peninsula full time. Originally from Chicago, Rick is a retired lawyer and enjoys golf and boating.

**Dr. Jose Romo – Secretary, 23-D    eMail: joseromo2@hotmail.com**

Dr. Romo and his wife, Maria, have lived in Puerto Vallarta since 1980. Jose has been a physician for 32 years and graduated from de University of La Salle, in Mexico City. Dr. Romo speaks Spanish, English, German and French.

**Marisol Romero – Treasurer, 2-D    eMail: mrsdragon64@hotmail.com**

Marisol is an accountant since 1986 and has worked in both Mexico and Canada. For the last 13 years, Marisol and her husband, Jose, have been in the restaurant business in Seattle, Washington. Marisol now lives at the Peninsula full time and speaks Spanish and English.

**Carlos Cámara – Member, 18-A    eMail: ccab@bb-cg.com**

Carlos lives in Mexico City with his wife, Claudia, where he helps to manage his family business. Carlos is a management specialist in Human Resources. Carlos speaks both Spanish and English.

**Dewey Desler – Member, 04-D    eMail: ddesler@comcast.net**

Dewey and his wife, Inga, live in Bellingham, WA where Dewey is Deputy Administrator for the county government.

**Rod Hoffman – Member, 19-A    eMail: rod.hoffman@comcast.net**

Rod and his wife, Toni, live in Seattle for most of the year where Rod works in the software industry.

**Juan Rosas – Member, 09-B    eMail: juan@tarsa.biz**

Juan and his wife, Sofia, live in Guadalajara where Juan is an attorney and a businessman.