

Lock Bumping and Bump Keys

What will burglars think of next? It's called lock bumping, a technique that thieves can use to easily gain entry to your home. Most homeowners have old-style cylinder locks on their doors that are vulnerable to bumping.

Illegal Dumping

If you see anyone putting trash or large items in the dumpsters and you know they do not live here, get the license number and call the police: 229-6600.

It works by knocking or bumping on a lock cylinder while applying slight pressure to the back of the lock plug. When the pins jump inside the lock cylinder, the plug is able to slide out freely and disassemble the lock quickly.

With a bump key it can take only one minute or less for the intruder to turn the lock and open the door to your home or business. A bump key can be made in five minutes or less.

When a bump key is used to break into your house, there

are no signs of forced entry or damage to the lock. This makes the insurance companies very wary in paying claims.

New bump-resistant locks:
M3 Medeco High Security Locks
www.vflock.com

Mul-T-Lock High Security Lock
www.911safes.com

Bumpstop Cylinder Technology
www.bumpstopsecurity.com

Mul-T-Lock Bump Proof
www.countrywidelocksmith.com

CHOA Committees & People

Become involved in CHOA. To volunteer, contact these people:

Architectural

Lee Robertson,
wwolfgang@ca.rr.com

Finance

Karen Hesky,
kshesky@aol.com

Environmental

Judith Fischer, fischer.judith@sbcglobal.net

Community Spirit

Chair needed!

Rules & Regulations

Betsy-Ann Toffler,
btoffler@aol.com

Graffiti Removal

Irene Terrebrood, 826-4110,
or Holly George, 236-9560.

Pools

Jerry Carstensen and Becky Fisher check water levels, safety ropes, lights and temperatures.

Clubhouse Manager

Dawn Masick, 484-7900

Trash . . . Again!

At the October meeting, it was suggested that homeowners donate one or both of their two free large item pickups when they see large items in the dumpsters that don't belong there. Just be sure to call the management company **first** - they will coordinate with Consolidated Disposal to ensure that the pickup is correctly assigned to the proper homeowner.

After two free pickups, homeowners can contact Consolidated directly, 562-347-4204, and pay \$25 to the Consolidated driver at the time of the pickup.

Treasurer's Report Karen Hesky

Thanks to all of you homeowners who attended the October meeting. As I explained, our weak reserve fund balance is due to the addition of exterior building painting to the list of components. Painting had been improperly removed from the list and never put back in. (Components are the big items, such as pools, clubhouses, carports, playgrounds, etc., that are assigned a "useful" life.)

The ambitious reroofing schedule led to the neglect of other components as well, so that many have outlived their useful life and need to be repaired or replaced.

The Board's main responsibility is to protect CHOA's property values and assets. To that end, the Board is discussing different budget scenarios that will increase revenues realistically but that will also be affordable by homeowners. Earthquake insurance is built into the budget - no special assessment.

Come to the meeting, Thurs., Nov. 15, 7:15pm, Clubhouse #2, to hear about the 2008 monthly assessments.

Cash on hand as of September 30th was \$243,191.



September 2007 Income Statement Year-to-Date

	9 Months	Budget	Variance
Income:			
Association Dues	453,577	472,500	(18,923)
Special Assessments	39,228	48,753	(9,525)
Service Charges	20	0	20
Late Charges	3,008	1,800	1,208
Interest	11,279	3,600	7,679
Pool Keys	650	0	650
Misc. Income	100	0	100
Total Income Collected	507,862	526,653	(18,791)
Expenses:			
Cleaning	3,511	2,475	(1,036)
Clubhouse Cleaning	1,523	1,800	277
Gardening & Landscape	66,731	78,480	11,749
Insurance	167,291	154,296	(12,995)
Legal & Accounting	5,242	3,150	(2,092)
Licenses & Permits	1,475	1,125	(350)
Management Fees	24,800	25,200	400
Pest Control	410	1,800	1,390
Pool Maintenance	9,172	9,000	(172)
Postage	519	270	(249)
Prof. Services	180	0	(180)
Supplies	304	180	(124)
Taxes - IRS	2,800	0	(2,800)
Taxes - Franchise	1,410	0	(1,410)
Telephone	223	207	(16)
Repairs	49,761	37,800	(11,961)
Repairs-Painting & Décor	1,754	0	(1,754)
Electricity	21,749	18,000	(3,749)
Gas	1,773	3,150	1,377
Disposal	37,395	36,000	(1,395)
Water	31,838	27,900	(3,938)
Miscellaneous Expense	475	900	425
Total Operating Expense	430,336	401,733	(28,603)
Net Operating Income	77,526	124,920	(47,394)
Total Reserve Expenses	187,417	67,500	(119,917)
Transfer to Reserve	(109,891)	57,420	(167,311)