



Coronado Shores News

SEPTEMBER 2017

OUT & ABOUT at THE SHORES *SEPTEMBER* *MAJOR ANNOUNCEMENTS*

*** BOOK CLUB HIATUS ***
THE BOOK CLUB WILL BE ON HIATUS
FOR SEPTEMBER & OCTOBER

*** HEALTH CLUB HOURS SEASONAL CHANGE ***
SATURDAYS and SUNDAYS:
6:00 a.m. to 6:00 p.m.
BEGINNING SATURDAY SEPTEMBER 9

*** NO POOL MONITORS ON DUTY ***
THERE WILL BE NO POOL MONITORS ON DUTY
AFTER THE LABOR DAY HOLIDAY WEEKEND
BBQs & TABLES CAN NO LONGER BE RESERVED
USE IS ON A FIRST COME BASIS

*** PING PONG TABLE at CABRILLO POOL ***
THERE IS A PING PONG TABLE AT CABRILLO POOL
FOR DURATION OF GOOD WEATHER
PADDLES and BALLS AVAILABLE FROM
L&R OFFICE M-F 10:00 a.m. and 4:00 p.m.
PING PONG AT BEACH CLUB 12:00 Noon to 9:00 p.m.

*** FITNESS CLASSES at ROEDER ***
MONDAYS, WEDNESDAYS, FRIDAYS:
JENNA BLOND: Mat Pilates and Barre
ETHYANNE OCHOA: Senior Aerobics
TUESDAYS and THURSDAYS:
LORI MARTIN: Yoga
SEE CALENDAR ON PAGE 6 FOR CLASS TIMES

*** MORE @ THE SHORES ***
THANK YOU FOR YOUR SUPPORT OF OUR
ARTS and CRAFTS "SHOW & SELL" on AUGUST 5
(SEE PHOTOS ON PAGE 5)

NEXT UP:
SAVE THE DATE - SATURDAY NOVEMBER 4, 2017
ANTIQUES, TREASURES and WHITE ELEPHANT SALE

SEPTEMBER COMMITTEE MEETINGS

L&R COMMITTEE – ROEDER PAVILION
Thursday 9 / 21 at 1:00 p.m. - Executive
Thursday 9 / 21 at 2:30 p.m. - General

Beach Club Sub-Committee
Tuesday 9 / 19 at 10:00 a.m. – UG

Landscape Walk-Around Inspection
Wednesday 9 / 20 at 8:00 a.m. – from L&R
Landscaping Sub-Committee
Wednesday 9 / 20 at 9:00 a.m. – UG

Facilities Sub-Committee
Wednesday 9 / 20 at 2:30 p.m. – UG

Recreation Sub-Committee
Thursday 9 / 21 at 9:00 a.m. – UG

CORONADO SHORES L&R OFFICE
Monday thru Friday: 8:00 a.m. - 5:00 p.m.
619/ 437-1260

Web Site: www.coronadoshores.org

Jerry McDonald, CCAM®, PCAM®
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Community Relations Mgr.
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BEACH CLUB - 619/ 435-1711
12:00 Noon – 9:00 p.m. Daily

HEALTH CLUB - 619/ 435-2533
M-F: 6 a.m. – 8 p.m.

*** Sa-Su: 6 a.m. – 6 p.m. ***
TENNIS COURTS 1 - 6 RESERVATIONS
AND BALL MACHINE RESERVATIONS
CALL ONE DAY IN ADVANCE OF PLAY

GATEHOUSE KIOSK - 619/ 435-3370
(24 HRS. A DAY/ 7 DAYS A WEEK)

LOST & FOUND* *RULES ENFORCEMENT
COMMON AREA PATROLS

DOORPERSON MUST AUTHORIZE GUEST/VISITOR
ACCESS IN ADVANCE VIA GATEHOUSE

L&R COMMITTEE ACTIONS - AUGUST 2017

L&R JULY FINANCIALS

THRU 7 / 2017:

INCOME:	Budget	Actual	Variance
Assessments	\$1,227,672.46	\$1,227,672.58	\$0.12
Administration	\$1,166.69	\$995.00	\$(171.69)
Recreation	\$92,709.00	\$92,180.00	\$(519.00)
Beach Club	\$139,664.00	\$141,386.51	\$1,722.51
TOTAL:	\$1,461,212.15	\$1,462,244.09	\$1,031.94

COST OF GOODS SOLD:	Budget	Actual	Variance
Beach Club	\$55,768.89	\$58,331.90	\$2,563.01
TOTAL:	\$55,768.89	\$58,331.90	\$2,563.01

GROSS PROFIT: \$1,405,443.26 \$1,403,912.19 \$(1,521.07)

EXPENSES:	Budget	Actual	Variance
Admin	\$281,326.07	\$252,968.97	\$(28,357.10)
Landscape	\$169,450.19	\$187,533.84	\$18,083.65
Maintenance	\$293,836.44	\$294,988.90	\$1,152.46
Beach Club	\$97,836.94	\$100,263.10	\$2,426.16
Recreation	\$63,088.33	\$67,195.96	\$4,107.63
Utilities	\$215,492.60	\$183,310.61	\$(32,181.99)
Security	\$254,356.69	\$259,052.46	\$4,695.77
TOTAL:	\$1,375,387.26	\$1,345,313.84	\$(30,073.42)

NET INCOME: \$30,056.00 \$58,598.35 \$28,542.35

Capital Budget Expenditures: Through July 2017, \$181,133.96 of \$250,000.00 has been spent on Beach Club Equipment, Benches, Computer Equipment, Concrete Pathway, Electric Carts, Health Club Wheelchair Lift, Health Club Washing Machine, Lagoons Renovation, Maintenance Cart, Office Furniture, Office Repairs, Pool Furniture, Roeder Pool Renovation, Security Camera System, Tennis Courts 1-6 Repairs, and Tennis Courts 7 & 8 Reconstruction. \$4,686.14 of that was spent in the month of July 2017. A balance of \$68,866.04 remains unspent to fund additional 2017 Capital Improvements.

The 2018 Operating Budget was approved at \$2,418,965.18. The 2018 Capital Budget was approved at \$300,000.00. The fee for a Photo ID Card will increase to \$40.00 effective January 1, 2018.

L&R: The 2016 Reserve Study will be updated by SCT Reserves for NTE \$600. A Consultant will be hired for NTE \$5,000 to perform an assessment of the property as the first step to creating a Maintenance Plan to better maintain L&R's component assets.

SECURITY: In July, there were 9 Pool Rules, 10 Property Rules, and 96 Parking Rules VIOLATIONS. 5 vehicles were booted - 0 were towed. 20 Violation Citations are outstanding to be resolved.

BEACH CLUB: It was requested that the Subsidy be increased to allow more activities, and, that the Beach Club be remodeled to create a more appealing atmosphere for residents.

HEALTH CLUB: User numbers continue to increase - to 5,644 in July. The new Wheelchair Lift has been installed and will be operable once it passes a State inspection.

LANDSCAPE: Water usage UNITS have not yet reached prior years' numbers; however, water usage DOLLARS have exceeded prior years' numbers due to rate increases. Efforts are being made to control plant diseases/insects with sprays, and mosquitoes with dunks. Chemically treated water does not breed mosquitoes. The towers should disperse standing water.

FACILITIES: The Security Cameras have been installed and are operable. The new NVR is being fine-tuned. Bids are being obtained for Pool Gates, Signage, Boardwalk Perimeter Wall, and additional Storage Space.

REMINDER - To limit risk and liability, the Off Leash Dog Park was not approved. DOGS MUST BE LEASHED AT ALL TIMES IN ALL AREAS. DRINKING ALCOHOL IN OPEN AREAS IS NOT ALLOWED.

**NEXT L&R COMMITTEE MEETING
THURSDAY - SEPTEMBER 21, 2017 - 2:30PM
ROEDER PAVILION**

WATER WISE LANDSCAPING: ISSUE NO. 26, SEPTEMBER 2017 (By Don Smith - Landscape Sub-Committee Representative)

It is difficult to dispute the notion that planning is important, whether it be for a forthcoming vacation trip, for funding college expenses, or for retirement. But, as the saying goes, "... The best-laid plans of mice and men often go awry". This saying is adapted from a line in the 1785 poem, *To a Mouse*, by the Scottish author Robert Burns: "The best laid schemes o' mice an' men / Gang aft a-gley" (in Old English). No matter how carefully a project is planned, something may still go wrong with it. Let's examine this conundrum in the context of master planning of landscaping renovation for a complex such as Coronado Shores.

First, it's essential to point out the advantages of master planning. If a master plan is generated that provides a unifying theme as well as the selections of individual plants and their siting in a landscape setting, then a community can proceed at a chosen pace to implement this plan. For a new complex this may well be carried out over a short time period since it's difficult to entice buyers when buildings are surrounded by bare land. As a guideline, it has been suggested that somewhere between 5 – 20% of the expense of developing a property ought to be devoted to landscaping (depending on whether it is single-family, multi-family, or commercial). However, for an existing complex that requires periodic renovation to preserve its appeal, it's not such a simple matter. Decisions have to be made regarding how much money can be devoted to landscape renovation as well as which existing landscape materials to preserve (especially trees and larger, longer-lived ornamentals such as shrubs) and which to replace. There is no unique formula. Since landscape settings that are allowed to deteriorate (and they will without proactive attention) will eventually impact negatively on property values, there is no reasonable alternative to attending to long-term care of a property's landscape environment. Good planning should enable this to be addressed in a sensible and cost-effective manner with minimal disruption. Also, carefully planned improvements in landscaping can help to preserve the original motif of the property or, as times change, allow gradual modifications to be made that are consistent with evolving conditions. For example, at Coronado Shores it is imperative that serious attempts be made to address the need to conserve water. Trying to do this in an ad hoc fashion, without some sort of a longer-range plan in mind, is similar to embarking on a vacation trip with no particular destination in mind. It can be done, but the outcome might not be as desirable as one could wish.

However, pursuit of the master-plan approach in the domain of landscaping is not without its own special problems and pitfalls. So, it's wise to examine these carefully before embarking on such an endeavor. One issue, of course, is cost. Generating a plan that provides not only an overall theme but also specifies exactly which plants should be used and where they should be placed is time consuming and requires design expertise. This is costly for a large complex because labor is costly. Also, it is an "up front" cost that must be borne before a single plant is purchased. A multi-family community must decide whether it is willing to incur this cost and, if a design is generated and paid for, whether it will satisfy the majority of homeowners (no plan will satisfy everyone). This is not an easy process to undertake. Another issue, and one which certainly is applicable at Coronado Shores, is that the harsh growing conditions encountered here due to wind, salt, poor soil, etc., would be challenging to any landscape designer (or architect) who lacks intimate knowledge of and experience with the details of this environment. Thus, in order for a landscape renovation plan to be developed that has a good chance of succeeding, any contracted design professional needs to work with knowledgeable personnel (e.g., members of the Coronado Shores landscape group, the L&R General Manager, and landscape maintenance personnel) so as to benefit from their collective experience regarding which plants do thrive here and at what particular locations. In summary, developing and following a master plan for renovating landscaping at Coronado Shores would appear to be a prudent approach but not a risk free one for the reasons mentioned above. It would be well to remember the advice given in such a charming way by Robert Burns long, long ago!

UPDATE ON THE STATUS OF THE LAGOONS

The (2) Design Builders who presented proposed concepts have been eliminated from consideration. Of the (2) Landscape Architects who presented proposed concepts, David Reed has been chosen. A final draft Artist Rendering Conception Drawing will be shared with each CSCA Boards via their L&R Committee Representative. The Ad Hoc Project Oversight Committee will use feedback from the CSCA Boards and will use answers to questions asked of and answered by David Reed to recommend a final draft Artist Rendering Conception Drawing for the approval of the L&R Committee.

Preliminary Feedback from the Associations (in no particular order) was:

- Owners will want a budget before voting
- Prefer to use a Design Builder to a Landscape Architect
- Prefer pondless waterfalls
- Want to update Lagoons but do not want a modern design
- Owners will want a design before voting
- Prefer moving water and the sound of moving water
- Do not want pondless waterfalls or fountains
- Prefer naturalistic design

David Reed has determined, based on vast experience and systematic thought process, that \$1.6 million is an accurate cost estimate for the Lagoons Maintenance Project. This amount includes a 15% contingency. Basically, this equates to \$160,000.00 per Association or \$1,000.00 per condo unit. The L&R Committee recognizes that some or all of the Associations may have to go to a vote of their members if the Lagoons Maintenance Project triggers a special assessment and that this process could add up to 60 days to the timeline.

Each Association's Board and Owners should have a clear understanding of the Lagoon and Landscaping proposal before voting. An enlargement of David Reed's Artist Rendering Conception Drawing and several back-up scoping designs of other key elements, to be displayed showing how the \$1.6 million will be spent, will be provided to each Association by October 1.

However, there is quite a bit of preliminary work to accomplish before the Lagoons Maintenance Project can actually begin. The L&R Committee would like to begin any demo necessary before the rainy season, if possible. The L&R Committee would like the Lagoons Maintenance Project to be completed before Summer 2018, if possible. The major portion of the Lagoons Maintenance Project would not begin until 2018. A Lagoons Maintenance Project contract will be reviewed by the L&R Committee's attorney. David Reed intends to partner with Mission Pools for actual construction.

The L&R Committee strongly believes that the Lagoons are a showcase feature of Coronado Shores. They are adamant that the new Lagoons are of the highest quality with a useful life of up to 30 years. The Wish List is - There should be: Compatibility with the rest of Coronado Shores; A balance of natural vs. modern; A balance of hardscape vs. landscape; Reduced water consumption, and, energy efficiency; Views for pedestrians, vehicles, and from above; and, An inviting sense of being a gathering area for residents with canopy trees for shade. Our approach will be a well thought out process on the part of the Architect, the Boards, the L&R Reps, and the L&R Committee.

SNAPSHOTS FROM AUGUST 5TH ARTS & CRAFTS "SHOW & SELL"



SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
SEPTEMBER 2017						
3	4 LABOR DAY HOLIDAY: <u>NO MAT PILATES</u> <u>NO SENIOR AEROBICS</u> <u>NO WATER AEROBICS</u>	5 YOGA WATER AEROBICS	6 BARRE <u>NO SENIOR AEROBICS</u> WATER AEROBICS	7 YOGA WATER AEROBICS	8 MAT PILATES <u>NO SENIOR AEROBICS</u> WATER AEROBICS	9 MAT PILATES WATER AEROBICS
10	11 MAT PILATES <u>NO SENIOR AEROBICS</u> WATER AEROBICS	12 YOGA WATER AEROBICS	13 BARRE <u>NO SENIOR AEROBICS</u> WATER AEROBICS	14 YOGA WATER AEROBICS	15 MAT PILATES SENIOR AEROBICS WATER AEROBICS	16 MAT PILATES WATER AEROBICS
17	18 PARTY BRIDGE MAT PILATES SENIOR AEROBICS WATER AEROBICS	19 DUPLICATE BRIDGE YOGA WATER AEROBICS	20 CHICAGO BRIDGE BARRE SENIOR AEROBICS WATER AEROBICS	21 DUPLICATE BRIDGE YOGA WATER AEROBICS	22 MAT PILATES SENIOR AEROBICS WATER AEROBICS	23 MAT PILATES WATER AEROBICS
24	25 PARTY BRIDGE MAT PILATES SENIOR AEROBICS WATER AEROBICS	26 DUPLICATE BRIDGE YOGA WATER AEROBICS	27 CHICAGO BRIDGE BARRE SENIOR AEROBICS WATER AEROBICS	28 DUPLICATE BRIDGE-BC YOGA WATER AEROBICS	29 MAT PILATES SENIOR AEROBICS WATER AEROBICS	30 MAT PILATES WATER AEROBICS

MON: 9:00AM – 10:00AM = MAT PILATES WED: 9:00AM – 10:00AM = BARRE FRI: 10:00AM – 11:00AM = MAT PILATES
 TUE: 8:00AM – 9:00AM = SENIOR AEROBICS THU, TH: 8:30AM – 10:00AM = YOGA

DAILY: 6:00AM – 10:00AM = LAP SWIMMING ONLY AT EL CAMINO POOL
 DAILY: 8:30AM – 10:00AM = WATER AEROBICS ONLY AT BEACH CLUB POOL

CARD PLAYING at ROEDER PAVILION on MONDAYS, TUESDAYS, WEDNESDAYS & THURSDAYS (1:00 – 4:00 PM)

FOR L&R and SUB-COMMITTEE MEETINGS TIMES and LOCATIONS, SEE FRONT PAGE OF L&R NEWSLETTER