

The BWW Board presents

The BWW News

To submit an article please email article to hazcourier@yahoo.com

COMCAST REPORT

From the information meeting

The Comcast logo is displayed in white lowercase letters on a black rectangular background.

On July 24th approximately 20 homeowners came to a meeting with a Comcast representative to listen and ask questions about our current Comcast service and possible addition of high speed Internet service. The Representative, Agustin Llanos, told us that Comcast will be changing to Time Warner (which has now been completed). This will not have any effect on our contract or current service. Comcast/Time Warner high speed Internet is currently at 6MB, soon to go to 10MB as compared to DSL at 1.5MB. The distribution center is located very nearby on Jefferson which accounts for our good service. Comcast Internet service includes McAfee Security which offers pop-up blockers, spy ware and firewall. We learned that more than 50% of our homeowners already have Internet service with Comcast at a rate of \$45.95 per month. This would go down to \$26.95 per home if we have 100% sign up. Additionally, each home must have a modem at a rental cost of \$3.00 per month or buy their own at a cost of approximately \$60.00. We are currently at about a 60% discount on our cable TV contract.

Also, Comcast now has 16 channels in Hi Definition (far more than the number offered by satellite services). If BWW provides cable Internet service to 100% of our units, Comcast/Time Warner will include cable access at our Clubhouse/Pool. Our obligation will be to run conduit from one of our buildings to the Clubhouse, establish a security system that would protect the Association from illegal usage suits, and install a wireless router. There was a question about splitting the cost between HOA and individual owners. Mr. Llanos said he would consider devising a creative plan along those lines and get back to us after the merger is finalized.

A possible compromise was discussed that would allow a choice for the homeowners of the Internet access or adding some premium channels for people that do not want or need Internet. This option will be looked into further. A suggestion was made to invite representatives from other service providers to speak to us. This suggestion along with all the information will be reviewed by the Tech committee; however the owners who were present at the meeting expressed their concern with giving up the high speed reliable service they now enjoy with Comcast.

Helen Seid 20-E

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PARTY ROOM RESERVATIONS

Mugsy Wahrab, Unit 10B, is the Party Room chair. Contact her at (310) 836-4255 if you want to schedule an event in our Party Room.



TODDLERS' PLAYGROUP

A toddlers' playgroup has been meeting in the tot lot on Fridays from 11 a.m. - 1 p.m. Contact Karin Shaw at 937-7064



CIAO Committee July 4th Bar-B-Q and September Ethnic Cuisine Evening

Our pot-luck for the 4th of July was enjoyed by about 30 people. The weather was perfect and the food was plentiful.

We are all looking forward to our next social event, an Ethnic Cuisine Evening in late September. So, dig out that family secret recipe and bring some for all to share.

For more info call Anne Brand
(310) 842-8195

DON'T START A FIRE!!

On August 5th Action Duct will be inspecting and cleaning out dryer vents for BWW residents. Have you called yet to make your appointment? Vents need to be cleaned of the link that can clog the vent which results in dryers overheating and burning out, thus causing a fire. We had arranged for a group pricing for this important service. Please call Action Duct direct at (626) 791-7870 ext. 108.

SECURITY COMMITTEE

Homeowners/residents should be aware there is a Judicial Committee responsible for enforcement of BWW Rules and Regulations. It is chaired by Bob Steinberg, and consists of Helen Seid and four non-Board member homeowners. Its purpose is to identify rule violations and remedy them on an informal basis. If that is not sufficient, the Committee acts as a liaison between the offending party and the Board, holding hearings and recommending formal action. The committee is also the liaison between the Board and our fine head guard Tony on other issues of security.

ADDRESS/NAME CHANGE COMMITTEE

We were thrown a setback at the July Board meeting by a board vote of 3 to 2 against a request for funding (\$89.00) to file a DBA for the most current name(s) approved by the committee.

Our hope was to secure the name(s) in order to be able to move forward with presenting the homeowners with a possible vote. Over the 2 1/2 years that this committee has been meeting and working on this issue, many possible names that we selected have been grabbed up and we seem to be spinning our wheels and not getting anywhere.

We have tried to separate the address & street name change idea from costs that we will incur anyway for front door/garage door numbers, bldg. numbers, name signs at both entrances off Overland, etc. Our assertion has been that we need these items replaced even without any changes due to age and changes of garage doors, etc. Therefore we tried to maintain our stand, but to no avail.

Two new possible numbering schemes are posted on the bulletin board just inside the door of the clubhouse. Please take a look at them next time you are up there.

What to do now? We need your help to persuade the board how many homeowners are in favor of the changes. Also, we need support by homeowners to come to the Board meetings and speak out. When the only homeowners who come to the meetings are against the change, it makes it look like a majority are against it which we don't believe since the survey clearly showed about 2 to 1 in favor. I know that everyone has commitments for evenings but our meetings start at 7 p.m. and usually "the voices from the floor" are done immediately. Please get your neighbors who favor this change to come and/or bombard the Board with letters, e-mails, petitions and/or calls.

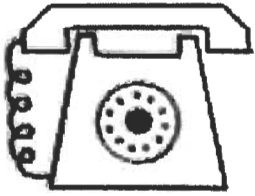
Helen Seid 20-E Board Liaison



BWW GYM

There are still a lot of owners who are interested in having a gym in the Clubhouse. It won't get done until those owners get together and form a committee.

This project has come to a standstill because no one has stepped forward to help. For more info call Anne Brand (310) 842-8195



Important BWW
Phone Numbers

CLASSIC PROPERTY
MANAGEMENT
310-803-8194
Kathleen

PEST OPTIONS
800-790-7791
Bryan

PARTY ROOM
RESERVATIONS
310-836-4255
Mugsy

BWW SECURITY GUARD
office 310-837-5979
cell 310-597-5609

Newsletter Committee

There really is no Newsletter Committee at present. This and the last Newsletter were written by Helen Seid and Michael Gotz. Michael and Kurt Schwengel are responsible for putting the Newsletter together and would love to have a committee of neighbors who want to help out by reporting and writing articles and suggesting ways to make the Newsletter better. Please contact Michael at Unit 26H ph. (310) 839-1525

PRESIDENT'S MESSAGE

Here it is August already and there are still so many projects that need to be done. Some of our buildings are in immediate need of fumigation.

Our landscape, which once won us an award, is in serious trouble due to the need to replace our irrigation system. When this lovely landscape was put in place about 40 years ago, it was common practice to use galvanized piping. Those pipes have now disintegrated and left many areas without water.

The wood fascia on some of our buildings needs attention and many patio fences have and will need to be replaced or repaired due to termite damage.

There were many complaints about the slurry seal done on North/South Drive, but a re-paving is simply not in our budget.

The Board has deferred projects due to the lack of funds, but now we are unable to continue to defer some of these repairs. Our needs simply outweigh our finances.

In order to maintain and improve the appearance of our complex the board has tried to create priorities and will continue to consider all options available.

Helen Seid, President