



Beverlywood West presents
The BWW News

Extra copies of the BWW News are available in the recreation building To submit an article or place an ad please contact: Pete Tuccillo 310 558-1886
 TheBWWNews@Comcast.net

From the President

Here's an update

The new pool furniture was delivered to the Upper and Lower Pools and the Tennis Courts on May 15. Thanks to the hard work of Board Members Maria Stone and Emelie Gerard, we have beautiful lounges (with arms), table and chair sets, and umbrellas. Our May Board Meeting had DeDe and Sal from Rancho Landscape Company to provide a report on the condition of our landscape and irrigation system. The Board reviewed and approved roofs on Buildings 11 and 15, expenditures for a new directory, Web Page and additional sewer repairs at buildings 25, 26 and 27.

	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	29	30	31	1 Board Meeting 7:00 PM Landscape Committee 7:30 PM	2	3	4
	5	6 Social/CIAO committee meeting 7:30 in the Party Room	7	8	9	10	11
	12	13	14 Gym Committee 7 PM	15	16 Culver City Police Dept. Lt. Carlos Reyosa 7:00 PM	17	18
	19	20	21 Board Meeting 7:00 PM	22	23	24	25

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Editor: Kurt Schwengel



BE A GOOD NEIGHBOR

Living in a common interest development brings significant benefits in value to its residents but does limit the individual owner in some improvements or alterations and most commonly, creates neighbor to neighbor noise disputes.

Whether you have been here a long time, as some of our owners who have been here almost from the beginning, or you are a newcomer, we, the security committee, ask that you please re-read your set of by-laws and the new set of Rules and Regulations which became effective on January 1, 2005.

Neighbors should always recall that they are living within a Homeowners Association community and as such they are accepting to be bound by certain restrictions and rules. If such restrictions and rules are not acceptable to a homeowner, then possibly living in a homeowners' association is not a good choice for them.

PROJECT UPDATES

Sewer – Radisic Plumbing has inspected the sewer laterials of Buildings 1 through 7, and 15 to 28. The good news is they have found all the cleanouts and the cost for the project will be substantially lower. The bad news is not so bad. Buildings 25, 26 and 27 have root intrusion and will need to have the laterials excavated and portions of the lines replaced. The project stalled for a couple of weeks awaiting the repair of the pipe inspection camera but should be completed in June following the inspection of buildings 8 through 14.

Roofs – Buildings 11 and 15 were next on the list for new roofs, each with a different contractor. Building 15 is scheduled for completion by May 25.

Plumbing – The Recreation Building plumbing was finally scheduled to start the first week in June, but is planned to complete within three days after starting.

Pools – the Upper and Lower pools will have the expansion joint re-caulked in June.

THOSE LITTLE THINGS

The Recreation Building received the first aid kit approved in the April Board Meeting. The First Aid kit is located down stairs where the pay phone was once mounted.

A locking Display Board was installed outside the Party Room. Plans are to list who, what and when of Party Room reservations.



LENDING LIBRARY

The Social/CIAO Committee is currently seeking donations of: videos, books, magazines and bookcase(s) to establish a lending library in the card room. The Lending Library will be setup on an honor system and the Social/CIAO Committee will keep an eye on inventory. Please contact Anne Nevison at anevison@hotmail.com to arrange for a donation or for more information.

WHAT ARE THE HOA FEES USED FOR?

When you write that check, where does it go?

Your \$325 HOA fees go toward operating the Beverlywood West Homeowners Association. That's the easy answer, but exactly how are they used and how are the fees determined, is a little more complex.

Your HOA's budget is divided into two major groups, Operating and Reserves; which are based on the Reserve Study and historical operating expenses data.

Operating - is basically those recurring costs - Landscape Maintenance, Janitorial, Management Company, Electricity, Water Service, Cable, Pool and normal month-to-month maintenance. This accounts for about 74% of your monthly fees, approximately \$240.

Reserves - is the money set aside to replace items which have a life exceeding a year, such as Roofs, Sewer Piping, Water, Swimming Pools, Tennis Courts, and other expenses.

The Reserve Study - examines our previous year's budget and breaks down each of the components the association is responsible for.

Each component is assigned an ID Number, Description, Value, and Remaining Useful Life. The component values are based on association input, contractor quotes, and book estimates.

An Example

The building 4 roof cost \$11,000 to replace and has a 10 year material/5 year labor warranty. Roofs begin to require increased maintenance after 15 years so the study would assign a 15 or maybe, a 20 year life to the roof. In 15 years will a roof still cost \$11,000? Nope, based on 3% inflation the roof will cost \$17,000. In 15 years we will need to have \$17,000 in the bank to replace that one roof. Money is set aside in a Reserve Account each month for the future replacement of these components.

Are roofs, sewers and pavement cheaper the longer they go without repair? Most likely not. The burden will be shifted from the Reserve Account to the operating account. The failure of a sewer system would require major excavation and pipe replacement while maintenance only requires yearly cleaning. Roof patching and timely replacements saves on mold and damaged wood replacement.

The perfect management company and board would: accurately predict the future interest rates, know exactly when it is better to replace than repair and which repair or replacement is best. Since there is no perfect board or management company, all components must be carefully monitored to insure the repair dollars are not wasted and the Association obtains the full service life from every component.

So how can we save money? Keep our operating costs low. If you see lights on during the day or water running down the gutter - that's your money. If someone dumps trash or damages association facilities, it will get fixed and it will come out of the Associations operating accounts. Let the management company or Board Member know if you see any operating expenses being wasted.

We can all work together to keep our costs reasonable, without reducing our standard of living.



PLANNED OUTAGE 132081

What's in a name? The outage last April 27 and 28 may have been planned by Edison by not by BWB. The results worked out better than expected no broken computers, brand new transformers, and protection posts installed back behind building 14 to protect the new transformer.

Back in October, the board requested that Classic Property Management to write a letter to Southern California Edison requesting that they repaint their rusty transformers. At the board meeting in January, we heard that SCE had a work order in place and would do something soon. When the card followed by the flyer showed up in some of the mail slots titled SCE Power Outage Notification, well you lived through it. The happy ending to this story is maybe our power will be a little more stable in the future.



No Glass At the Pool
Simple enough, broken glass and bare feet don't mix. Simple enough, but BWB Security has had to remind residents of this common sense rule several times in as many weeks. Please be considerate of your fellow residents and leave the glass at home.



FIDO, LEAVE THE FLEA COLLAR HOME

A pre-emergent flea treatment was applied at the lawn areas near the lower pool and Lot 5 in April; so stop your scratching, you don't have fleas. And if you forgot your doggie bags, to make us all better, more responsible pet owners, a Fido House Waste Bag Dispensers is being installed at Lot 5 and at the Volley Ball Court.

BEVERLYWOOD WEST HOA BUILDING PLANS

Several owners have asked if the City of Culver City has the building plans for our complex.

The question was put to Karina at Culver City Building and Safety, 310 253-5800. The answer, after an extensive search was NO, they do not have the plans.

Currently the City only retains the plans for 5 to 7 years then discards them, because they simply do not have enough space.

In the future they will, someday, if budgeted, scan the plans. Plans for BWW Phases I through III are available for checkout,

in microfiche or paper form. Write or call a Board Member for more information.

WHAT DO THE OTHER HOA'S CHARGE?

Raintree:
Units =210
HOA dues \$410

Playa Pacific:
Units= 173
HOA dues \$450

Emerald Estates:
Units= 29
HOA dues \$345

Studio Village:
Units = 126
HOA dues \$251



Numbers to Remember
Classic Property Management –Kathleen Norman (310) 803-8194 Kathleen@cpm.to
Pest Options - 1-888-790-7799 Bryan@PestOptions.com
Party Room Reservations Helen Seid 310 559-9495
BWW Security – Office 310 837-5979 Cell 310 597-5609

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