



REEFGATE MIDYEAR NEWSLETTER
JUNE, 2016
Reefgatewest.org

Summertime.....And the living is easy.....or at least we hope it will be! My favorite season is upon us, when family get-togethers, July 4th celebrations, surfing, swimming, fishing, boogie boarding, and my personal favorite, total relaxation, is at our fingertips, (or just a few footsteps!) As we turn sunset watching into an art form, we must also focus just a bit on the issues and reminders that will help ensure our carefree, easy living! The Reefgate Board sends our regards, and once again would like to update you on Reefgate news, as well as put out those reminders for homeowners and guests (please keep those renters in the loop as well!) that serve to keep our community peaceful, pleasant and plumbing disaster-free! (We can all hope!)

UPDATES/REMINDERS:

1. Due to our very unpleasant memories of the “Great Flood of 2014”, we ask that you be proactive in avoiding any future water disasters within your units. If your unit is a second home, you **MUST** turn off your water main when leaving for a period of time. If OOPS, you forgot, please simply call Jim Flores, our onsite emergency manager. He has stated he will gladly shut off the water main within your unit. (Thank you, Jim!) If your water heater is reaching the 10 to 15 year mark, replace it or get a professional opinion regarding its sustainability, and document it! Let family and guests know rules about garbage disposals (Do not use!), toilet limitations (NOTHING but toilet tissue in there!) and (ahem...ladies, that even includes no tampons), etc. (OK guys, tune back in!) Make sure your condo insurance policies have adequate coverage for your needs- upgrades, furnishings, and liability.
2. Should you need a plumber for any in-unit plumbing issues, it is highly recommended that you contact the licensed plumbers we use in-house to do the work (Doheny Plumbing –Ron or Brian, who are familiar with the history and plumbing intricacies of RGW.) Another option for plumbing updates, or updating an old water heater would be South Pacific Construction, who also is very knowledgeable about RGW. John Miller can be reached at 714 777-2611.
3. We thank you for your timely monthly HOA fee payments, as we strive to keep within our budgets, while facing water damage reconstruction costs, and the usual creep-ups in utilities, maintenance costs, and the always unexpected plumbing/elevator events!
4. We just completed the asphalt repaving project, and I must say, it looks great!

MORE REMINDERS:

1. Reefgate web site- Reefgatewest.org. This is a good resource for viewing our governing documents, meeting minutes, financials and announcements. Meeting minutes will be a few months behind, as they have to be approved at the subsequent Board meeting before posting. Also the number of the plumber who is very familiar with the intricacies of the Reefgate plumbing system can be found here. Utilizing this plumber can deter further unintentional disasters. Doheney Plumbing- 949-492-0137. (Who knew there are all those drain lines (with decreasing diameters with age),

plumbing lines, vent lines, and reconfigured lines due to remodels that have to be addressed by these plumbers!)

2. Onsite emergency contacts- Jim and Amy Flores- 760-505-8682. Please note that Jim should now be the primary contact for on-site emergencies.
3. TSG Management- Contact for all non-emergency issues- 949-481-0555.
customerservice@tsgindependent.com.
4. Rules and Regulations and Reminders. Please see the appended page for a review of the Reefgate rules brought to your attention with the sole intention of making Reefgate community living a wonderful experience for all. Please share this page with your renters and guests to keep them informed as well! (Perhaps in a clear document protector sleeve, strategically placed!) The Homeowner is ultimately responsible for the activities of their renters and visitors.
5. Plumbing (AGAIN!)- The aging plumbing system at Reefgate continues to be an ongoing issue. To minimize “man-made disasters” as opposed to random leaks, please do not use your garbage disposals. Utilizing a drain screen cover has tremendously decreased food waste blockages. These are available from Amy and Jim, or any hardware or home store. Also only toilet tissue should go down the toilet lines. No feminine products, (including tampons!), baby wipes, paper towels, diapers (or who knows what else the plumbers have found this past year!) should be flushed. Sand should be washed off bodies before showering or bathing. Placing a notice where your family and guests can easily see it may help unintended plumbing problems- (perhaps in a nice little frame?) **Please remember if your unit causes a back-up, any ensuing damages to other units, as well as your own, will be your liability; another important thing to communicate to your family members and guests! (Is your condo insurance in order???)** Also regularly inspect hot water heaters, interior plumbing, angle stops, etc. that may need replacement.
6. Pets- It goes without saying, (but I will anyway!)- PLEASE CLEAN UP AFTER YOUR PETS! Doggie messes are the pet owner’s responsibility. Please be responsible and considerate! Pet waste bag dispensers are located at the garage exits and should be used should you be without your own.
7. Reefgate amenities/ public areas- Should you utilize the gym, sauna, or Rec room, we ask that you are sand-free, wipe down and clean up after yourself, and work together to maintain the professional quality equipment that we are slowly upgrading to. If you have teenagers or young adult children who are perfectly behaved, then you are good! If you are like the rest of us, please supervise and impress upon them the importance of respecting these spaces (as well as the rest of the property and rules.) Graffiti and or etchings cost all the homeowners. Loud parties or disturbances diminish our community experience, are a nuisance and will not help with your popularity among your neighbors!
8. Security- Please make sure all gates are closed behind you. Please do not stuff any tape, foreign material, surfboard wax or whatever other creative substance some people have thought of to keep the gates from locking. This compromises the security of our property. If extra keys are needed, please contact TSG. There is a \$50.00 fee for each extra key. Parking Visitor tags are required in visitor parking.

We hope you all have a safe and happy summer. Remember your sunscreen, your gate keys and enjoy all that San Clemente has to offer! Please remember to share some of the rules, as well as information about the quirks of our buildings to your family and guests. Hopefully this will ensure a relaxing and pleasant environment for all. (One can always hope!) Thank you!