



The Bay Laurel Vista

Check Out Your New Association Website

The Board of Directors is pleased to announce the debut of the new Four Fours Association website at www.baylaurelhoa.org

The website is provided as part of the management services to the Association by South Coast Property Management, Inc. and is in its final stages of development.

Bay Laurel homeowners will find up to date information, documents, minutes, forms, and much more at the website.

The Board hopes to use the site as an important communication tool between

them and homeowners.

For example, as the site completes development, owners can submit service requests and respond to Board surveys. Stay tuned for more.

While you are at the site, be sure to join the Bay Laurel Email Notification List. By providing your email address, you will be notified each time the website has been updated. Don't worry, your email address will not be distributed to outside sources.

If you have ideas, questions or comments about the site, please email them to Scott



Smith of South Coast Property Management at scott@southcoastpm.com.

The Board hopes that the website which is currently in development will be an asset to the community.

Moved, Seconded & Carried: Board Meeting Highlights

As owners are aware with the size of your homeowners association, the Board of Directors often does not hold a meeting but handles the business of the association through Action By Written Consent.

This type of action is permitted under California Civil and Corporation

codes and by the Association's bylaws. It allows your board to move the business of the association forward without having a normal meeting. The main requirement in the use of this method of taking action is that there has to be unanimous consent by the members of the Board signified

by signing a written resolution of the action taken.

As the Board moves forward now working with South Coast Property Management, future editions of the newsletter will contain information of action taken in this manner as well as

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Bay Laurel Homeowners Association

Managed by:

South Coast Property Management
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Keeping In Touch With Bay Laurel Happenings

The members of your Board of Directors are busy with numerous issues facing the community. Here's an Update:

BRAIN TEASER

Because sending a newsletter that isn't read is of little use, this section will include a brain teaser with each issue that is published. The first person to email South Coast Property Management at scott@southcoastpm.com with the correct answer will receive a \$1 Lotto ticket. This issue's teaser is:

The following word pairs are anagrams which can be combined to form the name of an animal or insect. Try to figure it out.

1. Log, Rail
2. Lone, Tape
3. Cot, Soup
4. Moral, Dial

NEWSLETTER SCHEDULE

As owners are now aware, your association has made a change in management beginning January 1, 2006. As part of the service from South Coast, owners will receive at least once a quarter a newsletter with their billing statement. The Board hopes to use this along with the community website to communicate to the owners news of what is going on with

your association. Additional issues may be added if there is information to report.



USE AUTO PAY FOR YOUR MONTHLY ASSESSMENTS

Rather than having to write a check every month to pay your monthly association assessment, sign up for auto-payment through South Coast Property Management. Your payment will be automatically deducted from your checking account on the 10th of each month. The signup form is available on the community website or contact South Coast.

THE BOARD OF DIRECTORS

Stacy Marlin, President
Tricia Lamb, Vice President/Treasurer
Jeff Granberry, Secretary

Next Board Meeting is being planned for the Summer

Membership To Vote On Approval of Special Assessment

The members of the Bay Laurel Homeowners Association is being asked to vote to approve a \$1,500 per unit special assessment for the oiling of the building's wood shingles as part of the upcoming painting project that is scheduled to commence approximately March 1st.

"Special Assessment Ballots are due back March 3rd"

Ballots have been mailed to owners and will be due back by March 3 and if adopted will be reflected on your April billing statement from South Coast.

Meeting Highlights

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any action taken at normal meetings. If owners have any questions please contact a member of the Board or you can call South Coast Property Management.

South Coast Hired As New Management

As a result of a change in their business focus the association's prior property management company, Optimum Property Management determined to not continue to their relationship with Bay Laurel and has been replaced by South Coast Property Management.

Like Bay Laurel, South Coast is also small having started business in 2003 by owner Scott Smith after having worked in the industry since 1987. While only providing financial management to the association, South Coast will as needed assist the Board of Directors in other matter. South Coast office is located at 2850 Mesa Verde Drive East, Suite 115 in Costa Mesa and its' mailing address is 2973 Harbor Blvd. #415.

Please call with any questions you might have, we are here to assist you.