

an increase in assessment. Supposedly, the money went into our budget and was to be spent by our four corporations.

Since it was terminated, many Boards have wanted to re-implement this fee since the Boards are always interested in finding ways to generate income (even though we are a non-profit organization). The current effort to re-initiate the fee is in response to the Boards need for additional monies. For what purpose? To try to limit increases in our yearly assessments, or, to build a new Clubhouse #2?

The major fault of PCM is similar to the problem that our country faces. We see an ever increasing cost for our services while no one makes any effort to reduce those costs. We are going to be "taxed" beyond our capability to pay with no regard to establishing a limit on expenses.

We are currently going through the budget process and THERE WILL BE AN INCREASE in assessments. This is a guaranteed fact and the Boards have taken no steps to stop the spiraling increase in yearly costs. The Board should have had the courage to stand up to PCM and limit the assessment to a 0% increase in 2010. If PCM is one of the "premiere" Managing Agents in California, they could prove it by living within our means. Instead they feel that they have a never-ending well of money that allows them to reach in our pocket whenever they need it.

There are ways to reduce costs and it is up to PCM to find those ways via the fiduciary

responsibility of our Boards. The Boards just need the backbone to make PCM do it.

The costs associated with trying to implement a transfer fee are horrendous. PCM has plans to consolidate the effort with other HOA's, initiate efforts through a lobbyist, hire a facilitator to manage the process and take it through the state courts for a legal judgment.

They plan on doing this on the backs of the current residents. At a time when home sales are critical, they plan on adding an additional cost that will devalue our home. If we implement a \$5,000 transfer fee, the value of the manor will undoubtedly be reduced by \$5,000 making a difficult sale even more difficult for the seller.

If PCM would spend as much effort on managing our housing mutual costs as it does on various and other questionable "developments," we could live within our means.

San Sebastian

At the last Residents Voice Meeting a resident commented on the access between LWV Library Parking lot and the Long's Drug Store parking lot. We had not looked at the final construction and the resident was absolutely correct.

The cart path from our property goes directly from the library parking lot onto the San Sebastian property. There is a gate