



Purchased "Mule" to assist in a variety of maintenance tasks. For 2012 we plan to add a rake, to clean our beach!

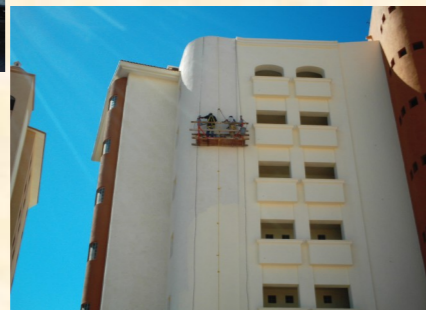


Beautification of our beach pathway and common grounds with lava rock will continue in 2012.

Removed and replaced 34 dead plants, trees and shrubs. This is ongoing for 2012.



Repaired the cool deck at Baja building. The Grande building and Clubhouse will be finished in 2012



Completed painting all Condos and Villas. Railings are planned for 2012.

## WELCOME CHEF JOSE



Las Palmas would like to welcome Chef Jose Rodriguez to our resort. Señor Rodriguez is a prominent Chef from Hermosillo, and has founded a Culinary Academy and several restaurants in Sonora. He grew up in the U.S., and has an impressive resume of experience in both countries. He has made several television appearances and is renowned for his fabulous dishes.

He is currently remodeling our restaurant to accommodate more guests, and will have a reasonably priced menu with an Italian-Mexican flair. Let Chef Jose cater your next party or event. Once you meet him, and get to know him, we're sure you

will agree he has the expertise to be successful for our mutual benefit. He is committed to having the best restaurant in Peñasco right here at Las Palmas. Check our website for links to videos of his TV appearances, resume, and our new menu.



**SAHARA SPA** — Cosmetologist Gloria Ramos has opened up shop on the Las Palmas property, located in the office across from the computer area. Gloria offers her services from 9:00 am - 5:00 pm Thursday to Tuesday.

## Owner Responsibilities



Remember that per our CC&R's, it is each owners responsibility to keep the outside doors of their Condo's and Villa's to be of good appearance and repair. This includes entry doors, garage doors, and patio doors that should be painted or refinished as needed. If you have ceiling fans on your patio, or security doors, those too must have a respectable appearance. Rusty patio furniture and rusted satellite dishes that are visible to the public should be cleaned up or replaced. Thanks for your cooperation in keeping our resort looking great!



We received the following letter from Kurt Geisler who's company, Castaways Vacation Rentals, will be renting office space in our clubhouse, in the realty office:

*Castaways Rocky Point working together with Long Realty Rocky Point offers a full range of Property Services to their clients. Castaways offers complete Property Management Services to both Renting and Non-Renting Owners.*

*Castaways provides; short term rental clients, long term rental clients, bill pay services (small fee to non-renting owners), online access to reservations and statements, reasonable exchange rates, house-keeping and maintenance services.*

# Las Palmas On-Site Staff



We wish to thank our 17 dedicated employees for all their hard work, and helping us keep costs under control. Many have been with us since 2004. The photos indicate their name and duties. Please thank them when you observe them doing a good job. They are an integral part of our family and we encourage you to get to know them!

## TANKLESS WATER HEATERS

Now that we have installed our first batch of tankless hot water heaters, many owners who did not sign up initially, are wishing they had.



The Board and the installation company have agreed to perform a minimum of 20 installs at the original net price of \$239.00 and \$775.00 for the higher capacity unit. As before, the HOA is absorbing \$50.00 of the cost to give you this low price as an incentive.

To accommodate anyone else who would like the system installed please complete the form on our website by Jan 21, 2012.

## PAY DUES ON LINE!



A Quarterly invoice is delivered via e-mail, and instead of writing and mailing us a check, you can

now go to our website and pay electronically. You simply click the pay button, and enter the amount of dues indicated on your billing statement for an immediate one time payment. A time saver for both of us!

When you pay with the electronic check option, bank fees charged to the HOA are minimal and you will save us hundreds of dollars in processing fees.

## DRAIN PROJECT

Laundry room drains have been installed in most condos. This was a necessary fix to our infrastructure due to the builders oversight. Our main goal was to minimize future water damage issues.

Water from leaking water tanks and washers was causing extensive property damage to the building and condo interiors.

All but twenty installations are complete. Difficulties in obtaining keys from owners caused postponing the remaining installations until January 2012.