

# Peninsula Torre II

Homeowner Association Newsletter

## THIS ISSUE:

A Message from  
the President

HOA Updates

Meet the HOA  
Board

Meet the  
Administration  
Team

## WHAT'S NEW

Talent Search

HOA  
Communications

Property  
Improvements

Budget Reserves

The Scoop on  
Torre I

May 2009

## A Message from the HOA President: Juan Bremer

As the newly elected President of your Homeowners Association (HOA) Board of Directors, I wanted to confirm with you that there are many critical issues that we must deal with during 2009. As we prepare to take on the management and administration responsibilities of the Peninsula Tower II and property, we will need to determine the status of the operating budget, legal agreements and contracts, and secure an evaluation of Tower II and the surrounding property. As you know, business sometimes moves slowly in Mexico, but rest assured that the Board will be moving as quickly as possible to complete these tasks.

In addition, we will focus on creating clear communications with the administration company, Alarmen, which is performing the day-to-day management and administration of the property.

To promote communications between the homeowners and the Board, we have created a Communications Committee that will receive, coordinate, and respond to your inquiries and suggestions. Please send your emails to Rod Hoffman (rod.hoffman@comcast.net) who, along with Dewey Desler, is co-managing the communications committee.

While the next 12 months will be very challenging for the HOA Board, we are anticipating that as we all work together, the many issues will be dealt with and we will be in control of our own destiny here at the Peninsula. I look forward to meeting you in the coming months.



*Juan*

# Peninsula HOA – Getting it Together!



The first call for the Homeowners Ordinary Assembly was scheduled for March 28th, but the quorum requirement of 51% attendance was not met. On April 6<sup>th</sup>, the second call for the meeting took place at Peninsula Torre II and the quorum was 40% of the ownership. This amount of participation allowed the meeting to proceed. Attorney Agustín Medina was the facilitator and Architect Alejandro Báez was named president of the Assembly.

The main goal of the Assembly was to choose the Board of Directors, which was accomplished.

The primary issues that will be immediately pursued by the Board of Directors are:

1. A legal audit that includes our status under local, State, and Federal laws.
2. A financial audit and budget check of the revenues and expenditures along with a review of internal controls.
3. An analysis of the various building systems in Tower II common areas.
4. A security and fire safety audit has already been accomplished resulting in a number of suggested improvements. There are several areas that need to be addressed including multiple unsecured access points to the garage and pool area. As the budget allows, additional security staff is one of the recommendations.

The Board of Directors will next gather the first weekend of June for the quarterly Board meeting. Regular email and phone conversations are taking place every week to try to make as much progress as possible towards the primary goals listed above.

## ***A Good Neighbor Reminder***

*Please do not throw anything, including cigarettes, from your terrace. The sea breezes will blow the debris back onto the terraces below.*

*Only wet mops should be used to wash the terrace floor so that excess water does not drip down onto your neighbors below.*

## What's New at the Peninsula?

### Sealing of Garage Leaks

Work was completed recently to re-seal the area of the front fountain due to leaks in the garage beneath. Workers moved all of the rocks, power-washed the area, sealed the cement, and then replaced the rocks.

### Spring Cleaning

As part of the scheduled cleaning in the Torre II, the lobby draperies were taken down for cleaning and are now back in place. The windows were also cleaned in the process. In addition, a few pieces of furniture in the lobby have been sent out for cleaning and repairs.

### Using the Beach

Stairways are now installed at both ends of the pool to allow easy access to the beach from the pool area. In addition, a shower station is now installed at the south stairway so you may rinse off prior to returning to the pool area.



For those who enjoy the beach, there are now thatched palapas along the entire pool wall facing the beach for your use.

Routine maintenance of the beach occurs every morning when the maintenance staff grooms the beach with Peninsula equipment to smooth and clean the sand.

# Talent Search

## Getting Involved

There is much to be accomplished in 2009 with projects that are critical to the well-being of your investment at the Peninsula. Do you want to get more involved? The Board of Directors would like to utilize your skills and expertise in the areas of:

- Budgeting and finance
- Fire safety
- Construction and property assessment
- Inventory control

These are short projects where you can bring your expertise to help on pressing issues that directly benefit you and all the Torre II homeowners. Please contact Rod Hoffman at [rod.hoffman@comcast.net](mailto:rod.hoffman@comcast.net) if you are interested in assisting.

## Peninsula HOA Website Development

Are you a software or web development expert? We need a project manager to get a website up and going for Peninsula homeowners. Please contact Rod Hoffman at [rod.hoffman@comcast.net](mailto:rod.hoffman@comcast.net) if you are interested in helping with this project.





### Email Contacts

[fernando.alarcon@alarmen.com.mx](mailto:fernando.alarcon@alarmen.com.mx)

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[cecilia.delgado@alarmen.com.mx](mailto:cecilia.delgado@alarmen.com.mx)

## The Peninsula Administration Team

The firm that the Homeowners have hired to manage the administration of the Peninsula is Alarmen.

Now that the Lemmus offices have been relocated to Tower I, the offices on the Mezzanine level will be occupied by our administration team. The Alarmen team consists of Fernando Alarcon, Roberto Perez, and Cecilia Delgado.

Stop by and introduce yourself the next time you are in the area!

### *Your Guests at the Peninsula*

As security procedures tighten at the Peninsula, it will become more difficult for non-owners to access the property. When you plan to have guests visit or stay at your apartment, be sure to notify Cecilia in Administration, giving full names, arrival dates, and apartment number. Cecilia will notify the Security team so that they are aware of your visiting guests.



**Fernando**



**Roberto**

**Cecilia**



## Budget Reserves

As you know, an important aspect of the budgetary process is to ensure that the HOA has sufficient funding reserves. This is not only good policy on our part; it is required by the Mexican government. Please ensure that your 3-month reserve has been paid by June 30<sup>th</sup>. If you have any questions about the reserve, contact Roberto Perez in the Administration offices. Roberto may be reached at roberto.perez@alarmen.com.mx.

## Use of the Theaters

You may reserve the mini-theaters for your use by visiting the Administration offices on the Mezzanine level of Torre II and sign up for a specific time slot. As with all common areas, each homeowner is responsible for all actions that take place by those who are staying in the homeowner's apartment.



## Pets at the Peninsula

The Peninsula Condominium Official Regime allows pets inside the units and some common areas. However, the pets are subject to rules that are stipulated in the regime. It is very important to be aware that every pet must be registered with the Administration of the Condominium (including those already present in the Tower). Pets may not run loose in common use areas or any of the pools and surrounding grounds.



All pets (including and large birds) wear a leash at all times. Please remember every owner and responsible for whatever mess pet causes. Any

### ***Easter in Puerto Vallarta***

Easter holidays arrived and we had an occupation of 68 apartments in Torre II and 45 apartments in Torre III. The mini theaters, massage rooms in Torre III, gyms and bars were in constant use.

cats must times. that guest is their mess or

soiling made by a pet must be cleaned by the owner immediately.

The grass areas around the pools are not to be used as a bathroom area for pets. Because of the many health and safety concerns with pet waste, it is very important to keep our grass and pool area clean.

If a homeowner is a witness to any pet rules that are not obeyed, we ask them to inform the nearest security guard.

It is important to have the support of the homeowners who have visitors or renters with pets in their apartments. Be sure that your renters and guests know these rules, especially the registration of pets. Respecting these rules will allow homeowners who don't have pets to live together comfortably with the animals at the Peninsula.

Contact Cecilia in Administration to register your pet.

## **Homeowners Association Communications**

Communications between the Developer, the Administration and the Homeowners has been a problem in the past. We plan to address that problem in three ways:

1. Quarterly Newsletters will be emailed to homeowners each quarter.
2. A Peninsula HOA website is planned for mid-Summer that will have up-to-date information on the Peninsula, recent homeowner news, and a suggestion box where you can voice your positive suggestions on how to improve our living experience at the Peninsula.
3. Email provides immediate correspondence with the Board of Directors. Currently, your email correspondence should be sent to Rod Hoffman at [rod.hoffman@comcast.net](mailto:rod.hoffman@comcast.net)

# The 10 Points of Being a Good Neighbor

Now that Towers II and III are virtually 100% occupied at Peninsula, we have compiled this 10 point "Good Neighbor List" to promote harmony between good neighbors in the Condominium:

1. Respect assigned parking spaces (Torre II already has assigned parking spots for each apartment. Torre III is going to have changes, so in the meantime, we ask that you respect the reserved parking places of Torre II).
2. Return the "market carts" to the basement immediately after use.
3. Place a trash can for each apartment at the service stairwell. We ask that the trash not be oversized so it does not hamper the emergency routes.
4. Do not throw any kind of objects from the terraces, no matter how light they may be, including cigarette ashes, dust, water, etc.
5. Turn down the volume of music and TV's, especially after 10:00 pm.
6. Do not allow dogs to bark, especially at night, because they can affect the sleep of your neighbors.
7. Respect the authority of the security guards of the Condominium.
8. Do not bring glass to the pool area. This includes drinking glasses, bottles, plates, etc.
9. Don't reserve lounge chairs or palapas. You need to be physically present to claim the chairs and lounges.
10. Turn off the lights and air conditioners in the common rooms when leaving the area.



Although all of these points are part of the Regulations of the Condominium, we consider these ten to be a good behavior guide within the Condominium.



## Torre I Update

Steady progress towards completion is being made on Torre I. While there are many rumors you may have heard about Torre I, here is the latest information the Board has learned.

1. The A, B and C apartments are all very similar to the same apartments in the other two Towers. The room configuration and floor layout is slightly modified.
2. The D apartments on floors 1-16 have been greatly modified so that they each have a separate one bedroom apartment attached to them, called “E” apartments. In addition, the D apartments have one bedroom with a separate entrance which can serve as a single room, locked-off bedroom. Both the single-room locked-off bedroom and the “E” apartment could be rented out separately.
3. The “D” apartment space on floors 17-23 are not being built out yet. DCL is waiting to see if the Puerto Vallarta government is going to force them to deliver hotel rooms or not. If they are to become hotel rooms, a hotel company will be contracted with to run those properties. It is not clear what DCL will do with those units if they do not have to convert them into hotel rooms.
4. The Penthouse levels for all apartments are very similar to the Penthouse levels in the other two Towers.
5. The lap pool is separate from the larger pool and extends into the building.
6. The elevator configurations are different with a separate service elevator on each side.



# Meet the Homeowners Association (HOA) Board

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## **Juan Bremer – President, PH-B**

Juan lives full time at the Peninsula and manages an investment fund. Juan oversees all of the Board Committee activities and is the Committee President for the Building Delivery, Executive, and Security Committees.

## **Dewey Desler – Secretary, 04-D**

Dewey and his wife, Inga, live in Bellingham, WA where Dewey is Deputy Administrator for the county government. In addition to managing the Board meetings, Dewey is on the Communications Committee.

## **Richard Maslowe – Treasurer, 20 –D**

Rick and his wife, Chris, live at the Peninsula full time. Rick is a retired lawyer and is the Committee President for the Finance and Administration Committees and serves on the Executive Committee which handles maintenance and day-to-day issues. Rick is also on the Communications Committee.

## **Juan Carlos Pérez – Member, PH-A**

Juan lives in Guadalajara and is serving on the Building Delivery Committee and is the Committee President for the Regime and Events Committee.

## **Juan Santos – Member, 24-A**

Juan and his wife, Irma, live in Guadalajara and travel to Puerto Vallarta on a regular basis. Juan owns an import/export business in Mexico. Juan is Committee President for the

## **Alfonso Agnesi – Member, 09-B**

Alfonso lives in Guadalajara and serves on the Security Committee.

## **Carlos Cámara – Member, 18-A**

Carlos lives in Guadalajara where he helps to manage his family business. Juan is a management specialist in Human Resources. Juan serves on the on the Finance and Administration and the Communications Committees.

## **Rod Hoffman – Member, 19-A eMail: [rod.hoffman@comcast.net](mailto:rod.hoffman@comcast.net)**

Rod and his wife, Toni, live in Seattle for most of the year where Rod works in the software industry. Rod is the Committee President for the Communications Committee responsible for the newsletter, website, and homeowner communications.