

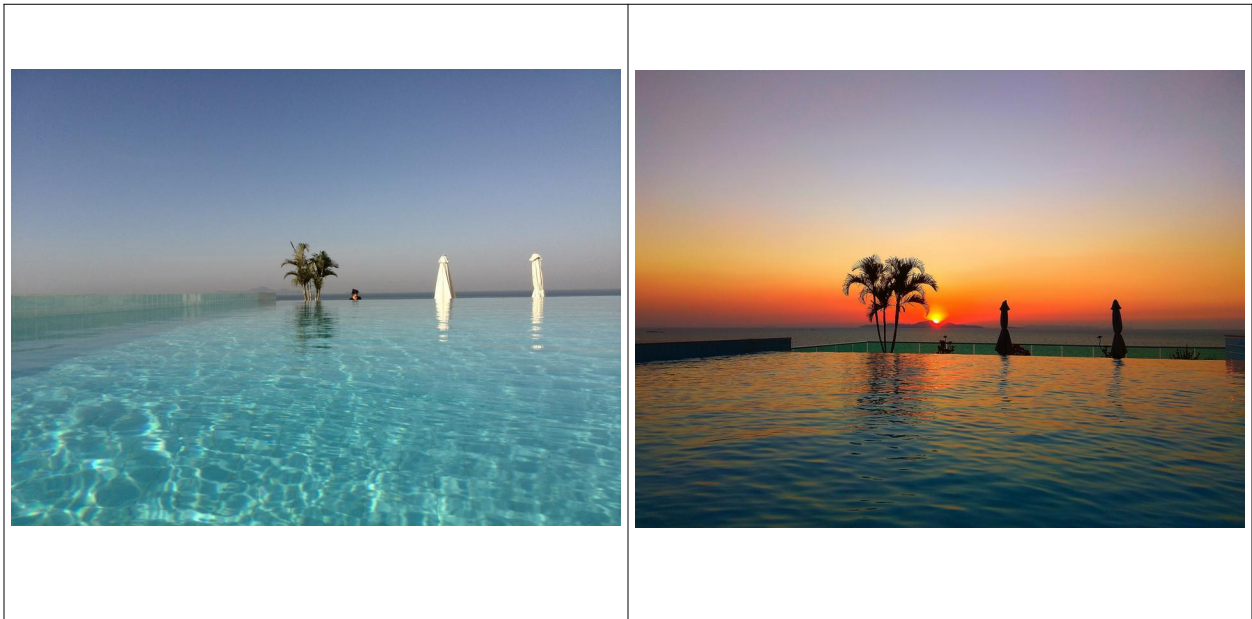
10th Newsletter of Laguna Heights Long Beach (LHLB)

Condominium (March 18, 2022)

Dear all co-owners at LHLB,

For many of you it has been a long time since you have been at our Condo. or did get news from it because of a sanitary crisis and now due to a political conflict.

But the good news is that at LHLB all is in the “green” and life at LHLB is almost “normal” although somewhat slowed down and more relaxed: Covid-19 is rather well controlled (probably with the help of warm, sunny weather) and Thailand Government has adopted a neutral position in the Ukraine conflict avoiding any sanctions.



The Committee and the Management at LHLB wish to inform you about recent events at our condominium.

The financial situation of our condo. is “healthy” and we expect to remain so despite some possible turbulences when the call for the annual maintenance fee AMF 2022-23 will be sent out end of June 2022: it may be that some co-owners will have difficulties to pay their AMF (it should be mentioned here that co-owners at LHLB are very reliable contributors... each year, all AMF are fully paid - which is far from being the case in other condos.).

As our building has more than 10 years it has been showing the first signs of ageing.

From the beginning of 2020 to the end of 2021, major repairs and renovations have taken place (described in the 9th Newsletter).

Now in 2022, we are busy with several projects to improve our condo.:

- Next month our **website** will go live: it will serve for better communication and also for better visibility of our Condo. on the Internet;
- New pieces of **fitness equipment** have been ordered to make our Gym more attractive (new treadmill, elliptic trainer and upright bike as well as a table-football);
- Actions are underway to render the **appearance of our building** more attractive through embellishing balconies including removal of cloth sunshades / sunshades installed by co-owners, which are now rotten and torn due to the elements of nature;



- Actions need to be taken to increase **safety and comfort** in our Condo. It is noted that on several balconies electrical devices intended for indoor use have been installed. This violates the LHLB Rules&Regulations and the R&R Addendum (approved by the last AGM) and creates a safety issue potentially endangering other residents in our Condo. Also, complaints have been received about noise disturbance from balconies where compressors of AC (air conditioning) have been installed. Ways are being explored by Management and CJP Committee how to address these disturbing issues. In due time, an individual separate mail will be send to you describing the measures to eliminate discomfort and potential risk created by some co-owners to their fellow colleagues.

We have developed a major project for the future: the installation of **solar panels** on the roof of our Condo. to generate electricity for our internal use: the necessary invest is expected to pay back within 4-5 years with a life span of 12 to 15 years for the solar panels. As this constitutes a major investment at LHLB it will be brought to the next AGM for discussion and approval.

The next **Annual General Meeting (AGM)** at LHLB is scheduled for Saturday December 10, 2022 at 10:00 in the Gym.

We hope that this information is helpful for you and our living together: we invite you to share this information with anyone who may be (in)directly concerned. Until then be reassured that in this part of the world (or at least in our Condo.) things are under control and evolve in a good direction.

Best regards to all of you, The Manager at LHLB, on behalf of the CJP Committee