



The Jewell



PACIFIC GROVE

SUMMER 2011

CALIFORNIA

Debra's Corner

We recently held our annual homeowners meeting and luncheon and we all had a really great time. We have welcomed aboard 2 new board members Richard Russo and Rich Schwarzmann. Existing board member Audrey Bufalini was re-elected for another term as well. Welcome to all!

In this issue we are also very pleased to announce the sale of PAL inventory at some really great prices. Now is the time to buy that extra week you always wanted and to encourage friends and relatives to join in and reap the benefits of timeshare vacation ownership.

The PAL website was recently updated and has many features that I hope will make your use more enjoyable so please take a moment to get to know the website by simply surfing around page to page. Now you can obtain documents such as annual rental forms, guest authorization forms and change of address forms quickly and easily. And if you miss a copy of the newsletter now you can jump online and pull up the latest copy right on your home computer. I hope to add things to the site over time and we hope that you find the improvements helpful.

The summer here in our area is packed full of events and things to do. The back page of the newsletter has a listing of events. If you want to know current events and dates please check the "Events" page at our website. We have links to many local attractions and a bounty of activities to choose from on the peninsula. Call ahead and make your room reservations now and if we can assist you with your trip planning please let us know.

Don't forget that any owner in good standing or their family and friends who wish to rent PAL owned time may do so at 10% off the going rate subject to availability. Non-owners must indicate they are friends or family of a PAL owner and be prepared to prove their relationship when reservations and the discount are requested. We sincerely hope this enables more of you to enjoy the resort more often.

Finally don't forget if you haven't already done so that now is the time to get those 2012 weeks booked. Unlike a hotel reservation made at the last minute your timeshare use weeks fill up. Book one year out; don't delay and call us today. The longer you wait the less choice you will have on what weeks you can book. And for those interested you may also pay an amount equal to one year's assessments and book a second year out and get that special spot you want.

Until next time! Enjoy your summer and we hope to see you all soon.



1150 Jewell Avenue
Pacific Grove, CA 93950

Executive Editor: Hugh Burroughs
Managing Editor: Debra Case

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BOARD MEETING

August 27, 2011
9:30 A.M.

Pacific Grove
Community Center
515 Junipero Avenue
Pacific Grove, CA 93950

MEETING DATES

Board Meetings:

August 27, 2011
November 12, 2011
February 4, 2012
May 12, 2012

Annual Meeting:

May 12, 2012 @ 11A.M.
Pacific Grove Community Center
515 Junipero Avenue
Pacific Grove, CA 93950

Pine Acres Lodge Homeowners Association, Inc.
Board of Directors Meeting Minutes
May 14, 2011

Call to Order: 9:30 AM by President Hugh Burroughs

Board Members Present: Hugh Burroughs, Audrey Bufalini, Anthony Jewell and Cathy Gillum. Also present were Debra Case, General Manager and Celeste & Andrew Comings of Riverside Management.

Homeowners Present: Russ Gillum, Amanda De Smidt, Yvonne Jewell and Joe Bufalini

Welcome & Introductions
Quorum Established

Owner Communications

Michael Campbell and family decided against options of usage of their deceased parents PAL property that was not put into their parents trust.

Hugh Burroughs also shared consumer feedback from PAL surveys. He noted that the vast majority of these surveys indicated a high level of overall satisfaction among guests at the Lodge. Audience suggestion to put article in The Jewell about the importance of PAL owners to include their owned weeks in their trust.

Quarterly Reports

Debra Case, General Manager – Under old business the manager reports that new kitchen counter tops have been installed in the 3 town homes. Unit 14 had the larger chair from Lazy Boy swapped out for a smaller chair and the old CD account at Comerica Bank was closed. Under new business the manager reports that the tub and plumbing fixtures in Unit 3 were replaced in the bathroom, Unit 4 had a new plumbing clean out installed and a new digital irrigation system-box had been ordered. A new computer was ordered to replace one that shorted out in the front office. A **MOTION** made by Anthony Jewell and seconded by Audrey Bufalini was passed to direct the manager to pursue bids and information on replacing the main PAL electrical sub-panel.

Celeste Comings, Riverside Management – A recap was given regarding the 3 year accrual of our uncollectible dues and its negative implications on our cash position. At 3/31/11 income exceeds budget by \$6693. Categories under budget are administration, payroll, maintenance, landscaping, spa and utilities. Contingency was under budget by \$2556. Net surplus of income over expenditures at 3/31/11 is \$25,529. After reviewing the 2010 audit as of 12/31/10 the board agrees and a **MO-TION** made by Cathy Gillum and seconded by Anthony Jewell was passed to accept the audit and agree to zero dollars in the operating fund and \$219,237 in reserves cash position.

Russ Gillum, Reserves - We started 2011 with \$219,237 audited cash balance in the reserve account. During the last 4 months we have spent almost \$18,000 on: varnishing of 18 exterior doors; new kitchen countertops for the Townhouses; a new ice machine; ceiling repair and paint in Studio #9; new bathtub, tiles, plumbing in Cottage #3; and an office computer.

Old/Continuing Business

Discussion is held at length over issues surrounding delinquency trends, pending foreclosures and the sale of available PAL inventory. Hugh Burroughs encouraged further discussion on sales of PAL inventory by the new board members at a later time.

The board suggests a resolution to offer current PAL owners in good standing a complimentary 2-night stay in the Executive Suite for each person they refer to PAL for the purchase of a timeshare use week. The offer is subject to room availability and excludes holidays and special event periods. The 2 night complimentary stay will not be offered until the sale to the new owner is final. Effective June 1, 2011 through December 31, 2011. A **MOTION** made by Cathy Gillum and seconded by Audrey Bufalini passed to accept the resolution.

New Business

Confirmation of Meeting & Publications Dates: Deadline for newsletter materials: June 16, 2011. Target mailing date: June 20, 2011. Future Meetings: August 27, 2011; November 12, 2011, February 4, 2012 and May 12, 2012.

There being no further business the meeting was adjourned at 11:25 A.M.

An executive session was held following the meeting to discuss a personnel issue.

Pine Acres Lodge Homeowners Association, Inc.
Annual Homeowners Meeting Minutes
May 14, 2011

Call to Order: 11:45 AM by President Hugh Burroughs

Board Members Present: Hugh Burroughs, Audrey Bufalini, Anthony Jewell and Cathy Gillum. Also present were Debra Case, General Manager and Celeste & Andrew Comings of Riverside Management.

Homeowners Present: Linda Burroughs, Amanda De Smidt, Russ Gillum, Joe Bufalini, Peggy Stewart, Bobby Bucannon, Mr. & Mrs. Duffield, Mr. & Mrs. Sweetapple, Mr. & Mrs. Schwarzmans, Mr. & Mrs. Russo, Mr. & Mrs. Chaban, Mr. & Mrs. Froisland and Mr. & Mrs. Gougasian.

Welcome & Introductions

Quorum Established

Betty Duffield/Gary Chaban moved to approve the Annual Homeowners Meeting Minutes of May 15, 2010. Motion passed.

Elections

Celeste Comings, Election Consultant asked each candidate running for the board to give a brief personal introduction. There were no nominations from the floor and there were no outstanding ballots collected. After reviewing the election results Celeste Comings announced that the 3 newly elected board members were Audrey Bufalini, Richard Russo and Rich Schwarzmans and that the resolution regarding excess income was passed. Following the election results Celeste Comings of Riverside Management gave a presentation of the Association's 2010 audited financials.

Owners Forum

Discussion centered around the need to sell association owned inventory to obtain new dues paying members. Members discussed how prospective buyers are handled, made a suggestion to include an introduction to PAL with selling prices and fees on the PAL website to help inform potential buyers and held a conversation on the high trading value of weeks at PAL. Homeowner Amanda De Smidt also felt that current PAL homeowners should be encouraged to share their positive PAL experiences with family and friends to encourage the sale of more units rather than relying solely on advertising to sell more units.

There was no new business to report.

There being no further business the meeting was adjourned at 12:15 P.M. and the members were invited to a light luncheon.

Business of the New Board of Directors

It was announced that the new board had elected new officers: Hugh Burroughs, President, Anthony Jewell, Vice-President, Audrey Bufalini, Treasurer, Richard Russo, Secretary and Rich Schwarzmans, Director at Large.

It was moved, seconded and passed by majority vote of the new Board that the current PAL inventory be sold for the following prices: Studio's \$1250, Cottages \$2500, Villa \$3500 and Townhomes \$5000. Offers are subject to availability and will be accepted on a first-received, first-served basis. Prices are subject to change without notice.



TIMESHARE OWNERSHIP SPECIAL OFFER

Owners at Pine Acres Lodge (PAL) share a piece of heaven on the Monterey Peninsula. Pacific Grove is a quiet resort town in close proximity to ocean beaches, the famous 17 Mile Drive, Monterey Bay Aquarium and fabulous golf courses. The resort itself is well managed and maintained, offering privacy and beauty for on-site visits. It also has one of the highest ratings for trades and exchanges because of the strong demand and limited availability of timeshares in the region.

The three most important elements in a real estate purchase are location, location, location. What better location than Pacific Grove for a vacation home? Timeshare at Pine Acres Lodge can provide that special place to vacation without all the added effort and concern that go along with ownership of vacation property.

For a limited time and subject to availability, the Pine Acres Lodge Home Owners Association's Board of Directors will consider, on a first-received, first-served basis, offers to purchase the units listed. *Prices are subject to change without notice and may increase as inventory is depleted.*

Contact: palmanager@yahoo.com
(831) 372-6651 FAX (831) 372-7863
www.pineacreslodge.com

INVENTORY REDUCTION SALE

STUDIO: SALE PRICE: \$1250
Current annual assessments: \$528

The Studio is a cozy 300 sq ft unit for two people with King sized Murphy bed, flat panel TV/DVD player, small gas fireplace, roomy sitting area, shower and kitchenette.

COTTAGE: SALE PRICE: \$2500
Current annual assessments: \$602

The Cottage is a light-filled 600 sq ft single level unit with new living room furniture, a Queen bedroom and either full size sofa sleeper or Queen Murphy Bed. It has a full kitchen, and flat panel TV/DVD. It is perfect for two but affords room for four. Some offer a small deck or patio.

VILLA: SALE PRICE: \$3500
Current annual assessments: \$880

This extremely spacious 1000 sq ft unit sleeps six. The new living room furniture includes a Full sized sofa sleeper and Queen Murphy bed. The large master bedroom offers a King bed, flat panel TV/DVD and full dual space bathroom. Other amenities include a wood-burning fireplace, full kitchen, dining area and small deck.

TOWN HOUSE: SALE PRICE: \$5000
Current annual assessments: \$910

Perfect for a large family or group, this two-story unit will accommodate up to six people. Two bedrooms (1 King & 1 Queen) and full bath are downstairs. Upstairs is a comfortable sitting area with gas fireplace and flat panel TV/DVD, full size sofa sleeper, dining area, full kitchen and bathroom.

PAL OWNERS CAN EARN TWO FREE NIGHTS IN EXECUTIVE SUITE

Any existing PAL owner in good standing who purchases or refers a friend or family member who purchases a unit during the Inventory Reduction Sale (June 1 through December 31, 2011) will be awarded, subject to its availability, two consecutive nights in the beautiful Executive Suite (Unit 14) FREE. Help yourself by choosing your neighbors and spreading the cost of operations and maintenance over more owners. There is no limit to the number of award nights you can earn, the more units sold as a result of your referrals, the more nights you win. If you have questions, telephone or email the office or any member of the Board of Directors at palmanager@yahoo.com or (831) 372-6651. Pictures of all units can be found on the PAL webpage at www.pineacreslodge.com.

The Last Word

Dear Fellow PAL Owner:

We had a successful Board of Directors and Homeowners Meetings on May 14 in Pacific Grove. It was good to have so many of you voting in the Board elections and attending the Homeowners Meeting with your questions and comments. I welcome the involvement of members and invite you to contact me or any other director with your queries.

In the Board election two new directors – Rick Russo of the Sacramento area and Rich Schwarzmann of the Twain Harte area – were elected to two-year terms and Audrey Bufalini was re-elected for her third two-year term. The new Board re-elected Hugh Burroughs as President; Anthony Jewell as Vice-President; Audrey Bufalini as Treasurer; elected Rick Russo as Secretary ; and Rich Schwarzmann as Director-at-Large. With the assistance of our on-site Manager, Debra Case and her staff, our Association Managers, Celeste Comings and Andy Comings of Riverside Management, plus the expertise of our Reserve Study Consultant, Russ Gillum, we the PAL Board and Management are well equipped to conduct PAL affairs efficiently and effectively for PAL owners over the next two years.

The Directors and Homeowners heard from Association Manager Celeste Comings that our audited financial statements for December 31, 2010 showed the Association finances were in good shape. However, she pointed out that the trend of increasing numbers of units being turned over to PAL ownership was not a situation that can be sustained over time. PAL needs to have these units in the hands of dues-paying members as soon as we can. To that end, with input from those Homeowners present, the new PAL Board voted to offer PAL-owned units for sale. The offer is described in a notice sent to all members earlier this month and included in this Newsletter. I hope you and your family members and friends will find the special offer attractive and seize the opportunity to acquire one or more of these fine timeshares.

On another subject : For owners who are planning to book and then rent or trade their timeshare in June 2012, I want to bring to your attention the news that the US Open Golf Tournament, 2012 is scheduled to take place June 11-17 at the Olympic Golf Club in San Francisco. This suggests that the weeks before and after the tournament, as well as the tournament week itself, will be high demand times for golfers who wish to play on courses in San Francisco and Monterey Bay , including Pacific Grove.. You may want to keep this in mind as you make plans to book, rent or trade your time share in 2012.

I would like to thank Cathy Gillum, Board Secretary, who has provided diligent and exemplary service for six years, the last four as our Secretary. We could always count on Cathy to be thorough and efficient with our minutes and other Board matters. And, when the Directors became bogged down in debate , Cathy was always there to bring a clear perspective to the situation and to move us along. She knew so much about PAL's history and its nuances. We'll miss her dearly on the Board. We are partly comforted in knowing that she won't be too far away as her husband, Russ Gillum, will continue as our Principal Reserve Consultant.

With best wishes from your Board,

Sincerely,

Hugh Burroughs, President
PAL Board of Directors
June 2011

How Maintenance & Repair Costs Affect You

Part of being a responsible Pine Acres Lodge homeowner is treating your vacation unit just like you would your own home with the same care and concern you would show your own furnishings. When damages occur or items must be replaced they can sometimes come at a high cost of replacement and will affect all Owners cost wise. All we ask when you are here is that you are alert to what you can do to help prevent problems and damages keeping in mind that the overall annual costs to address these issues are passed on to you the homeowners in the form of higher maintenance assessment fees and no one wants that.

This is just a small sampling of the many ways you the owners can help us to keep maintenance and repair costs down and help extend the life of the inventory. We sincerely appreciate all of you who already take good care of your units when visiting and in the end we all win!

Simple considerations such as:

- ◆ DO NOT place anything down sink drains or in the toilets. One of the single biggest expenditures here are plumbing service calls that could have been avoided. Place ladies items, wipes, large amounts of paper and all other items into the trash cans. In the kitchens place only small soluble food product into the garbage disposals avoiding coffee grounds, large pieces of food or meat and of course keep debris and personal items away from sink openings. They cannot handle much and back up easily. Wash off plates before putting into dishwashers and don't expect the dishwasher to be a drain for food products as those also clog easily.
- ◆ Wiping your feet off before walking into the unit to help prevent stains to carpeting and flooring. Upon returning from beach activity shake off sandy shoes and clothing outdoors before entering the room.
- ◆ Leaving that wet pair of shoes or umbrella outside on the porch instead of bringing them into the rooms helps prevent mold and floor damages.
- ◆ Keeping wet towels hung up or in the tub rather than throwing those into corners prevent mold and wall damage.
- ◆ Leaving strollers, surfboards, ice chests and heavy items in your car until needed helps prevent wall dings and floor scratches. Do not lean items against the walls and please remember we do not allow storage of bikes in any unit.
- ◆ Turn off all appliances, fireplaces, heaters and lights when gone for extended periods help lower utility bills.
- ◆ Treat/blot spills on furniture or flooring immediately and report them to the office if they are serious. Sometimes by catching these things when they happen we can help avoid permanent stains and damages.

Pine Acres Homeowners Association publishes Classifieds as a service to homeowners. The Association does not verify the submitted information nor vouch for the integrity of the offer or sale. It is the responsibility of the buyer and seller to make sure that all information is authentic and the transaction is legal.

Townhouse Float Week for sale. Contact (801) 363-0910

Villa Float Week for sale, please call Mildred @ (916) 371-7238.

Studio and Cottage for sale contact Ron 925-373-2849

Cottage week for sale. Contact aljoan@comcast.net or (415)456-3068

Fixed Studio Week 33 for sale. Contact Randall Smith (530) 891-2025.

Townhouse Float Week for sale, please contact Salvador Rodriguez at (559) 875-8002 Hm# or (559) 892-3031 Cell#.

EXCHANGE INFORMATION

Resort Condominiums
International (RCI)
(800) 338-7777

Intervals International (II)
(800) 843-8843

San Francisco Exchange (SFX)
(800) 739-9969

Trading Places
(800) 624-1618

Platinum Interchange
(800) 854-2324

CONTACT INFORMATION

Lodge Staff:
Reservations
(831) 372-6651 Office
(831) 372-7863 Fax
1150 Jewell Avenue
Pacific Grove, CA 93950
palmanager@yahoo.com

Accounting Information (Assessments):
Riverside Management & Financial Services, Inc.
PO Box 697
Roseville, CA 95661
(916) 740-2462 Office
(916) 740-2463 Fax

BOARD OF DIRECTORS

Hugh Burroughs, President
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hcburroughs@sbcglobal.net

Anthony Jewell, Vice President
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jewell3pal@yahoo.com

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Richard Russo, Secretary
(916) 789-9119
rickrusso151@gmail.com

Rich Schwarzmans, Director At Large
(209) 586-0777
richnans@sbcglobal.net

SPECIAL EVENTS

Jul 4-10.....First Tee Open at Pebble Beach

Pebble Beach. 831 649-1533 Junior golfers get the chance to play with champions like Ben Crenshaw, Isao Aoki, Tom Watson and others. 78 Champion Tour players, 78 juniors between the ages of 13 and 18, and 156 amateurs will hit the links at Pebble Beach Golf Links and Del Monte Golf Course during this amazing Pebble Beach golf tournament. This competition, broadcast on The Golf Channel, earns money for The First Tee, a charity that gives disadvantaged youngsters the opportunity to play golf.

Jul 9 – 10.....Grand-Am Rolex Sports Car Series at Mazda Raceway Laguna Seca

Mazda Raceway Laguna Seca - Monterey 800 327-7322 Tickets and information available by calling or visiting the website.

Jul 16 – 30.....Carmel Bach Festival

Carmel 831 624-1521 Carmel Bach Festival tickets will be available for purchase in March 2011. More information on 2011 Carmel Bach Festival: --- With themes of pastoral pleasures, spring awakenings, and the celebration of music and life, Baroque composers of all origins will come together and share the stage with English contemporary composers Ralph Vaughan Williams, Benjamin Britten, and Mark Anthony Turnage. Music Director and Conductor Paul Goodwin will open the Festival.

Jul 22 – 24.....Red Bull U.S. Grand Prix

Mazda Raceway, Laguna Seca, Salinas The MotoGP World Championship returns to Mazda Raceway Laguna Seca on July 22-24, 2011 with the rising stars of AMA Pro Racing Series for the Red Bull U.S. Grand Prix. The 2011 race marks the seventh consecutive visit for MotoGP and AMA racing together at the historic Monterey circuit.

Jul 23 – 31.....Feast of Lanterns

Pacific Grove In keeping with tradition as old as the city itself, this is a community celebration featuring the Family Fun Day - Chalk Fest, Pet Parade, Sock Hop and the Story of the Blue Willow at the Performing Arts Center.

Jul 29 – 31.....Garlic Festival XXXIII

Gilroy 408 842-1625 Welcome to Garlic Festival XXXIII !! Our volunteers are already hard at work creating exciting new things for your enjoyment at the festival. Whether a first timer or a seasoned veteran attendee, you'll want to visit Gourmet Alley.

Jul 29 – 31.....Monterey Bay ReggaeFest

Monterey 831 394-6534 Life's a party at this two-day concert that attracts well-known and up-and-coming reggae artists to the Monterey County Fairgrounds. The festival also offers great island cooking, a Lounge and a Rastafari Museum of Culture.

August 17 – 20.....Dine in DiVine, Chateau Julien Winery

Dining: Incorporate the authentic, raw beauty of wine country dining, with a evening of family-style dining amidst the plush canopy of Chateau Julien Wine Estate's Sangiovese vineyard. An elegant pre-fix Basque menu, with choice of entrée and wine, will be served amongst the vines, followed by a dessert lounge and vintage car display at the Chateau. **Fee:** \$63 per person **Time:** reservations begin at 6:30pm nightly **Phone Number:** (831)624.2600

August 21.....- Concours d'Elegance at Pebble Beach

Exhibition: Take a tour through the 60 years of the Concours! About 200 of the most prized collector cars and motorcycles in the world roll onto what is often called the best finishing hole in golf - the famed eighteenth fairway at Pebble Beach. The Lodge at Pebble Beach, Pebble Beach CA **Fee:** \$175 Advance/\$200 Day of Event **Time:** 10:30 a.m. - 5:30 p.m. **Phone Number:** 877-693-0009

Aug 31 - Sep 5.....75th Annual Monterey County Fair

Monterey 831-372-5863 The 2011 Fair is destined to be 'boat loads' of excitement as you "Reel in the Fun" at the 75th annual Monterey County Fair. Come celebrate Monterey County's' coastal wonders, abundant agriculture and family fun for everyone!

Sep 8 – 11.....Cherry's Jubilee

Whether it is the coastal views, the "Corkscrew" on the famous Mazda Raceway Laguna Seca, or the pure beauty of the hot rods, and classic cars, Cherry's Jubilee 2011 will provide a "Jaw-Dropping" good time. Toss in the great wine and food too.

Sep 9 – 11.....Triathlon at Pacific Grove

Elite and amateur tri-athletes flock to Pacific Grove the second weekend in September to participate in one of the most scenic triathlons in the world: the Triathlon at Pacific Grove. The Triathlon at Pacific Grove expands this year, offering an Olympic distance triathlon, a sprint distance triathlon, and a new 5K and 10K Fun Run.

Sep 16.....Monterey Jazz Festival

Monterey 925-275-9255 Consistently voted *World's Best Jazz Festival* by the readers of *JazzTimes* Magazine, the Monterey Jazz Festival offers 20 acres of magnificent oak-studded grounds for fans to enjoy, featuring films, conversations with the Festival's stars, exhibitions, food and beverages, an international shopping bazaar, and nonstop jazz performances on 8 stages spread on grounds.

Sep 16 – 18.....American Le Mans Series Monterey Presented by Patron

The Series is the first major racing series in the world to use multiple "street legal" alternative fuels, with all of its cars on track racing on clean diesel, E10 or cellulosic E85 ethanol blends and hybrid technology.