



The Jewell



PACIFIC GROVE

WINTER 2011

CALIFORNIA

Debra's Corner

Well it's my final column of 2011 and I can honestly say, aside from a few speed bumps in maintenance and repairs this year, that overall I am very pleased with where we are at this time.

It would be great to see more shares selling. Please remember to encourage your friends and families to take advantage of what we have to offer here.

While times are challenging I see no more important time to take advantage of the few things left where, we actually do see a valid return on what we spend. Where else can you vacation in such a beautiful area for the prices we offer you here alongside a reputation for running a well managed property?

Timeshare ownership creates substantial savings over renting and provides superior vacation value. You will usually pay more for a hotel room than what it will cost you to stay in your timeshare. Instead of paying for a room, however, you'll receive a fully equipped spacious vacation unit, which will include kitchen, living room, bathroom (s), studio, one or two bedrooms, and even some with fireplaces. Also included are towels, linens, TV's, DVD players, kitchen utensils, on-site laundry, BBQ, hot tub and limited maid service. By pre-paying your future accommodation expenses at today's prices, you are saving on the higher cost of future vacation lodging. Take the money that you would spend anyway on renting a hotel room and put it towards ownership.

Timeshare owners also enjoy vacation time flexibility and access to thousands of worldwide resort destinations. Once you own a timeshare, you can join an exchange program, which will provide you with a variety of vacationing possibilities, such as using your vacation time at another resort or changing your vacation time. Exchanges can be made almost anytime throughout the year or delayed, so that you don't have to use your vacation time each year.

So help build up your own timeshare community by inviting those around you to join us! I see a growing number of owners and friends coming together to spend shared vacation time together. Shared vacation weeks, family reunions, holiday parties and friends coming together are just a few of the reasons owning timeshares can pay you back many times over and leave you with wonderful memories for years to come.

Share those positive exchanges and experiences and help us make PAL a top destination spot year round.

Happy New Year to All! See you in 2012...



1150 Jewell Avenue
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Executive Editor: Hugh Burroughs
Managing Editor: Debra Case

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BOARD MEETING

February 4, 2012
9:30 A.M.

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

MEETING DATES

Board Meetings:

May 12, 2012
August 11, 2012
November 10, 2012
February 16, 2013

Annual Meeting:

May 12, 2012 @ 11 A.M.

Pine Acres Lodge Homeowners Association, Inc.
Board of Directors Meeting Minutes
November 12, 2011

The meeting was called to order at 9:40 AM by President Hugh Burroughs.

Quorum

A quorum of the Board was present with Directors Audrey Bufalini, Anthony Jewell and Hugh Burrows in attendance. Directors Rick Russo and Rich Schwarzman were not in attendance. Also attending: General Manager Debra Case, Association Managers Celeste and Andrew Comings, owners Joe Bufalini and Bud Adams.

Minutes

Anthony moved and Audrey seconded a motion to approve the minutes of the August 27, 2011 Board of Directors meeting as submitted. Motion carried.

Owner Communications

President Hugh Burrows reported on the guest feedback forms received in September and October. Out of 39 forms received, 15 people rated their experience as a 10, 15 people rated their experience as a 9 and 6 people rated their experience as an 8. Guests are very pleased about their PAL vacation experience.

Based on comments from an owner, discussion ensued about current and future policies dealing with space banked weeks and the timing of the payment of assessments. The subject was tabled to allow for the drafting of a policy statement and its discussion and review at the February 2012 Board meeting.

The Board granted an owner a short extension on the payment of assessments before filing a lawsuit.

An owner commented that a tree behind unit 13 may eventually block the ocean view. Board members looked at the tree in question-it is actually a juniper bush. It is currently pruned two times a year. It will continue to be pruned to restrict height. Board members will look at the view from inside the unit and revisit the issue if necessary.

**Pine Acres Lodge Homeowners Association, Inc.
Board of Directors Meeting Minutes Continued**

Quarterly Reports

Debra Case reported on the following items:

Bids were solicited for the replacement of the main electrical switchboard. Anthony moved and Audrey seconded a motion to accept the bid for \$13,462 from Collins Electrical Company Inc.

Motion carried.

Per request from the last Board meeting, a plumbing contractor inspected all hot water heaters on the property. The unit that services units 5 and 6 and the office may need replacement. The other units appear to be in good shape. In light of major plumbing and electrical expenditures, manager Case was to use her discretion about the timing of any replacements. Other plumbing issues-the main sewer line and branch lines have deteriorated orangeberg clay pipe that must be replaced. First estimate is \$29,475. Two additional estimates will be obtained so that the sewer line can be replaced during maintenance week.

Association Manager Celeste Comings reported as follows: at 9/30/11 income exceeds budget by \$14,643 due to a strong rental effort. Operating expenditures are under budget by \$8067.

CPA-Anthony moved and Audrey seconded a motion to approve the bid from Levy, Erlanger and Company to prepare the 2011 audit at a cost of \$4195 and the 2011 tax returns at a cost of \$995. Motion carried.

2012 Budget-After review Anthony moved and Audrey seconded a motion to adopt the 2012 budget with no increase in assessments. Motion carried.

Delinquency Status-The Board reviewed delinquent accounts in detail. Collection and legal activities have been instituted as appropriate to collect unpaid assessments. Owners are encouraged to purchase inventory owned by the Association.

The Board authorized management to proceed with investigating the use of a collection agency to assist us in collecting delinquent dues.

Reserve Status-Audrey Bufalini reported on reserve expenditures to date \$25,467.58 has been spent to date this year and our reserve position stands at \$290,551 as of 10/31/11.

There being no further general business the Board adjourned to Executive Session at 12:50 PM to discuss personnel matters.

The Last Word

Dear Fellow PAL Owner:

We had a productive PAL Board Meeting on November 12, 2011. In addition to the normal year-end actions, the Board of Directors took several major actions: It approved a bid to upgrade the main Electrical Panel at PAL; authorized management to accept bids for the Plumbing Main Line work to replace worn and decaying pipe/sewer lines; authorized management to investigate the use of a collection agency to assist the Association in dealing with delinquent owners; and directed Management to recommend a new deed back policy for Board consideration.

We noted the high satisfaction level of owners and guests who have stayed at PAL over the past few months. We also noted with satisfaction the steady rental revenue we've been earning and encourage you to refer your friends and family members to PAL as their rental destination on the Monterey Peninsula.

In December, you will be receiving your invoice for your 2012 Association Dues; we will deeply appreciate it if you will pay them in January to avoid becoming delinquent.

On behalf of the other Directors and PAL Management, Linda and I extend to you and your family best wishes for a Happy Holiday Season as well as a Prosperous and Healthy 2012.

Sincerely,

Hugh Burroughs, Board President

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 week for sale or trade for Cottage. Contact Bob or Peggy at (650) 691-0444 or peggysb@mac.com
Studio and Cottage weeks for sale. Contact Ron at (925) 373-2849
Townhouse owner seeking to trade property with a Cottage owner. Contact Angela at (321) 698-5940
Fixed Cottage week for sale. Contact Jack Wallace at (714) 974-2098
(2) Cottage weeks for sale. Contact Mr. or Mrs. Ferenczy at (510) 793-2688
Townhouse week for sale. Call Bob or Karen at 951-601-0656 or email Karenlepore@verizon.net

EXCHANGE INFORMATION

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

Interval 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
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BOARD OF DIRECTORS

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SPECIAL EVENTS

Jan 12-16..... Monterey Swingfest
Monterey 805-937-1574 Dance workshops feature past and present world and national champions, plus open dancing. Presented by Central Coast Swing Dance at the Monterey Hyatt Regency.

Jan 14-Feb 13..... All Shook Up
Golden Bough Theatre Back by Popular Demand! PacRep's "Elvis inspired" Broadway hit, All Shook Up! If you enjoy a good story, lots of wonderful music (25 Elvis Presley songs), fantastic talent and a good time - this is the show! All Shook Up is set in a small town in 1955 and revolves around a hip-swiveling, guitar-playing stranger who comes to town and is pursued by a sweet young local girl who dreams of leaving her sleepy town for a more exciting life. This story of romance and dreams, inspired by Shakespeare's Twelfth Night, is based around the songs of Elvis Presley including Love Me Tender, Heartbreak Hotel, Roustabout, One Night With You, C'mon Everybody, Hound Dog, Teddy Bear, That's All Right, Devil in Disguise, It's Now or Never, Don't Be Cruel, Can't Help Falling in Love, All Shook Up, Jailhouse Rock, and Blue Suede Shoes.

Jan 15..... "A Day to Remember" Bridal Show
Monterey Conference Center, 1 Portola Plaza, Monterey, CA Meet over 100 of the areas finest wedding professionals at the *15th annual, A Day to Remember Bridal Show*. Only the finest wedding professionals from the area are invited to be vendors. Register to win fabulous prizes & sample delicious wedding cakes. Tickets \$10 & can be purchased at door.

Jan 21..... Whalefest Monterey
Old Fisherman's Wharf, #1 Old Fisherman's Wharf, Monterey 831 649-6544 or email bmasaro@bostrommangaement.com 9:00 AM to 10:00 PM The Old Fisherman's Wharf Association in Monterey is sponsoring WHALEFEST MONTEREY, a free fun event for all ages that celebrates the Monterey Bay, Old Fisherman's Wharf, and whales, while benefiting many local marine conservation non-profit organizations.

Jan 21-23..... Monterey Symphony - Concert 3: Cassuto's Guide to Iberia & the Rhine
Alvaro Cassuto, guest conductor - Michael Ludwig, violin - Braga Santos, Symphonic Overture No.3 - Lalo Symphonie espagnole - featuring violin solo: Michael Ludwig - Schumann Symphony No. 3 "Rhenisch

Feb 6-12 2012 AT&T Pebble Beach Nat'l ProAm
Pebble Beach 831-649-1533 The AT&T Pebble Beach National Pro-Am is a 72-hole PGA TOUR golf championship dating back to the 1930's when Bing Crosby gathered a few friends to raise money for charity... and have a little fun. Top TOUR professionals team with Hollywood celebrities, world renowned musicians and the captains of industry as they compete for a multi-million dollar purse.

Feb 18-20 Concert 4: 2002 Arabian Nights
Monterey Symphony 831-646-8511 Max Bragado-Darman, conductor - Ekaterina Semenchuk, mezzo-soprano - Berlioz Roman Carnival Overture - Berlioz - Nuits d'Eté - Ravel Sheherezade - featuring Ekaterina Semenchuk - Rimsky-Korsakov Sheherezade. <http://www.sunsetcenter.org/eventscalendar.jsp>

Mar 2-4..... Dixieland Monterey
At the Portola Hotel & Spa and Monterey Conference Center Welcome to the Monterey waterfront, where we've been presenting the best in Dixieland, big band, swing, ragtime, blues and gypsy jazz for over 30 years! All festival badges let you stroll easily from one performance to another. Take advantage of the Early-Bird discount for All-Event Badges by ordering on or before December 31, 2011. Badges can be ordered online, by mailing in an order form, or by calling Dixieland Monterey at 831-675-0298 or toll free at 888-349-6879. www.dixieland-monterey.com

Mar 24-26..... Concert 5: Sunrise in Scotland
Monterey Symphony 831-646-8511 Karen Kamensek, guest conductor - Laszlo Fenyő, cello - Maxwell Davies - An Orkney Wedding with Sunrise featuring Paul Hodgins, bagpipe - Schumann Cello Concerto - featuring Laszlo Fenyő, cello - Mendelssohn -Symphony No.3 "Scottish". www.sunsetcenter.org/eventscalendar.jsp