



NEXT BOARD MEETING: Monday, August 2, 6:30 pm



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ANNUAL MEETING COMING IN NOVEMBER

It sounds like a long way away, but the November Annual Meeting is closer than you think! The Annual Meeting is the time each year that Miramonte owners vote for who will represent them on the Board of Directors. This year, 3 Board positions will be filled.

If you are a Miramonte owner in good standing and you are interested in running for the Board, fill out and return the nomination form that will be mailed to you in early September. Your name can then be included on the ballot which will be mailed out to all owners in October.

A position on the Board requires about 2 hours of time per month to attend a Board meeting.

The Annual Meeting will be held on Monday, November 1st in the clubhouse. For more information, contact the manager, colleen@anchorcommunitymgt.com.

CHANGES TO THE EXTERIOR REQUIRE PRIOR APPROVAL

Miramonte owners are reminded that exterior changes, including installation of satellite dishes and addition of lattice or other types of fences, require prior written approval from the Board. According to the CC&R's of the Association, Article VI, pages 19-23, the Board, acting as the architectural committee has up to 30 days to approve or deny a request. Consult page 11 of the Miramonte Rules booklet. If you can't find your copy, go to the webpage and download a copy. The request form, satellite dish rules, garage door specs, etc. are also on the webpage. This requirement also pertains to the addition of another satellite dish or to



the moving of an existing dish.

You need to give the Board enough time to consider your request and not expect an immediate answer (unless it is a pre-approved garage door replacement request, which are approved promptly).

MIRAMONTE HOME PRICES

VM = Via Montanez, PE = Paseo Encantada



Active Properties:

Address	Bd	Bth	Sq. Ft.	Date	List
6020 VM	2	2	1,288	2/24/10	\$275k
6251 PE	2	2.5	1,365	7/2/10	\$325k

Pending Properties:

Address	Bd	Bth	Sq. Ft.	List
5953 PE	2	2	1,021	\$279,500
6118 PE	2	2.5	1,465	\$395,000

Sold Properties:

Address	Bd	Bth	Sq. Ft.	Date	Sale Price
6030 VM	2	2	1,021	1/26/10	\$293,000
6054 PE	2	2.5	1,465	4/4/10	\$319,900
7030 PE	2	2	1,021	5/17/10	\$310,000
5998 PE	2	2.5	1,365	5/18/10	\$340,000
6228 PE	2	2.5	1,365	6/23/10	\$350,000
6046 VM	2	2	1,021	6/25/10	\$275,000
6105 PE	2	2.5	1,365	6/30/10	\$329,900

Information provided deemed reliable but not guaranteed, courtesy of: Randy Long, Troop Real Estate, Inc. 805-482-0741, randy.long@roadrunner.com.