

Pacific Bluffs Corp. 2  
5326 Mt. Alifan Dr.  
San Diego, Ca.

92111

November 7, 2024

Dear Corp 2 Homeowner,

Enclosed is the Annual Budget, Replacement Fund Study, and other required notices for the fiscal year 2025 in accordance with the requirements of the California Civil Code. This material is mailed to each homeowner every year within 30 days of the New Year.

Your monthly association fee will increase starting **January 1, 2025** by **\$35.00**, bringing the monthly fee to **\$500.00**. Almost all our services, contractors maintaining the buildings and grounds have increased their costs, as well as the Corp 1 dues (pool, rec./exercise rooms, office) \$8.00 monthly increase to \$111.00.

The operating budget enclosed will inform you how your monthly fee is used to provide services, maintain buildings, landscaping and build our reserve. If a homeowner would like more information on Corp. 2 budget and financials a detailed report created by our board accountant can be obtained by giving your info to Angela, the manager of the Pacific Bluffs office #858-278-5131.

New Solar Installation Guidelines was established by the board, it is available at the office for your review.

Please also be aware that your Association Board of Directors are your property management, operating totally by volunteering their services, helping to keep our costs down and property real estate value strong.

Thank You,



John Peters, president  
Pacific Bluffs Board of Directors Corp 2

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