



SEPTEMBER 2008

West Nile Virus is Here!

By Ike Berger

On Friday, July 25, the San Diego County Department of Environmental Health verified that a dead hawk found in Poinsettia Park had West Nile Virus. This is the 122nd bird found with West Nile Virus (WNV) this year in San Diego County. Poinsettia Park remained open to the public, but the July 25 Jazz in the Park concert was cancelled. The August 1 concert was held as scheduled.

The City of Carlsbad recommends that people take precautions to avoid mosquito bites, such as using a mosquito repellent and protective clothing as preventative measures. The West Nile Virus is normally a bird disease, but it is transmitted to humans primarily through mosquito bites. Most people infected with the virus do not develop any symptoms, but about one in five will come down with flu like symptoms. In rare cases, people with the virus can develop dangerous brain swelling. The risk of complications increases for those over 50, and those that have weakened immune systems.

Dr. Dean Sidelinger, a deputy health officer with San Diego County said that a 38-year old Carlsbad woman was hospitalized in early July with meningitis after developing symptoms consistent with the West Nile virus. A 58-year old Del Mar woman was also hospitalized with meningitis in mid-July. On July 22, a 24-year old San Diego man was confirmed to have the West Nile virus.

Dr. Sidelinger worried that the West Nile virus season has started early. He said, "In previous years, it started in August or September. This serves as an important reminder to the public to take appropriate precautions

to protect against contracting WNV." Being outside especially at dawn and dusk when mosquitoes are most active increases the risk of being bitten by an infected mosquito.

As of August 12, year-to-date, 251 WNV infected dead birds have been found in San Diego County, vs. 981 in the State. 10 WNV infected mosquito pools have been identified in the county, vs. 712 statewide. One of these pools were found near Los Penasquitos Lagoon, on the north side of Torrey Pines State Reserve. In the State 59 people have been infected, of which three are in San Diego County. Even horses are not immune; one has died in San Diego and five in the State.



People typically develop symptoms from three to 14 days after they are bitten by an infected mosquito. Up to 20% of the people who become infected with WNV will develop symptoms that include: fever, headache, body aches, nausea and vomiting. Some may

develop swollen lymph glands or a rash on the chest, abdomen or back.

About one in 150 people infected with WNV will develop severe illness. These symptoms may include: high fever, headache, stiff neck, disorientation, tremors or convulsions, muscle weakness, vision loss, numbness or paralysis.

Anyone experiencing flu like symptoms should contact their health care provider as soon as possible. They can also contact the County Vector Control Program at 619-515-6620.

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San Pacifico Community Association President's Message

By Bill Van Cleve

I have some **good news** and some **bad news**. The good news is the annual San Pacifico Gala is scheduled to take place Saturday August 23rd at 5:30 P.M. this event has always been spectacular and will include live music, food and other activities. This event has always exceeded expectations and I expect no less this year. As they say be there or be square.

The bad news is the swimming pool and spa need a lot of work which will require the pool area to be closed for two weeks. The work will start sometime in October 2008. As soon as we have a firm date you will be notified. The work will include:

- replacement of the sand filters with diatomaceous earth filters to improve overall water clarity
- replacements of all suction covers in the pool and spa to current safety standards
- drain clean and refill the pool
- drain the spa and do a total resurface and repair of underlying defects
- overhaul heater
- repair and replace defective pool plumbing

We do not have a board approved proposal as of the time of this writing, as soon as the total cost is known it will be published in the Breeze.

On another issue Walters Management has received complaints about the pool steps being slippery. This is a



very difficult problem to address for two reasons. The first being that a smooth plaster pool surface is highly desirable, the second is that the steps are always wet. The second step in the pool tends to be the place where people sit while playing with their children or visiting with other pool users. This results in a lot of polishing of this step causing the plaster to become even smoother. The pool service, in an attempt to mitigate the problem has sanded the step with very course wet dry sandpaper. This was done on August 1st and as of the time of this writing (August 4th) the step is much less slippery. This of course is a very temporary fix. Please use extreme caution when in and around the pool as all surfaces are slippery.

The Board of Directors approved a contract with California Commercial Security (CCS) to repair all of the manual gate locks and install more effective and hopefully durable closers.

We expect this work to commence in the near future. The price tag for the repairs is \$4,329.41. If you have a problem with a gate please contact Walters Management. All of the gates have stick on letters to identify the location to assist members in reporting the location of damage to Walters Management.

The next San Pacifico Board of Directors meeting is scheduled for Wednesday September 17, 6 PM at Ramada Inn, 751 Macadamia Drive, for further information go to the San Pacifico web Site, <http://sanpacifico.org/index.html>

Continued from pg 1 - West Nile Virus

To further protect your family, Mosquito-proof your home by making sure doors and windows have tight-fitting screens. Repair or replace any screens with tears or holes. Drain and eliminate sources of standing water which promote mosquito breeding. Empty water from buckets, cans, flower pots, pool covers and other items that may hold water. Clean pet bowls often and at least weekly. Check if rain gutters are clogged. Fountains and swimming pools that are not being properly attended to, can turn green and become a source for mosquito breeding.

To report dead birds, call the county's West Nile virus line 888-551-4636, or visit their Web site at www.sdfightthebite.com . Weekends/holiday number is (858) 565-5255. To get statistical information visit www.westnile.ca.gov .

VISTAMAR AT SAN PACIFICO ASSOCIATION

APPLICATION FOR BOARD MEMBER POSITION

IF YOU ARE INTERESTED IN SERVING ON THE BOARD OF DIRECTORS FOR VISTAMAR, PLEASE COMPLETE THIS FORM AND **RETURN BY October 1, 2008.**

Please be advised that the information submitted on this application will be duplicated as written and distributed to the membership as submitted. No resumes will be considered.

NAME: _____

ADDRESS: _____

PHONE NUMBER: (HOME)_____ (OFFICE)_____

BACKGROUNDINFORMATION: (i.e., Occupation) _____

HOBBIES: _____

EXPERIENCE: _____

WHY DO YOU WANT TO BE ON THE BOARD?: _____

**PLEASE RETURN FORM TO:
VISTAMAR AT SAN PACIFICO ASSOCIATION
C/O WALTERS MANAGEMENT
9665 CHESAPEAKE DRIVE, SUITE 300
SAN DIEGO, CA 92123
OR FAX TO (858) 495-0909**

(Form must be received no later than October 1, 2008)

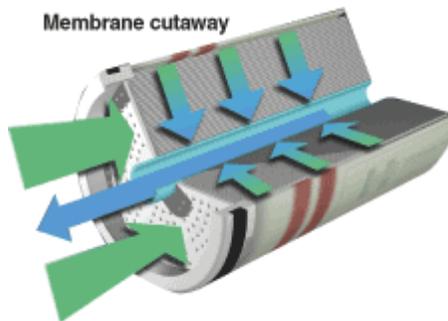
Coastal Commission approves Desalination Plant

By Ike Berger

After a 10 ½ hour hearing on August 6, the Coastal Commission gave final approval to the Desalination Plant to be built in Carlsbad in the same area as the Encina Power Station. The proposal now goes to the California State Lands Commission meeting on August 22, where it is expected to be approved, but not a slam dunk.

The CCC approval is contingent on Poseidon Resources offsetting the plant's impact to marine life, and its contribution to greenhouse gases linked to global warming. The CCC resolution of these issues set a precedent on how it would handle about 20 other desalination projects under consideration for development along the 1,100 mile California coastline.

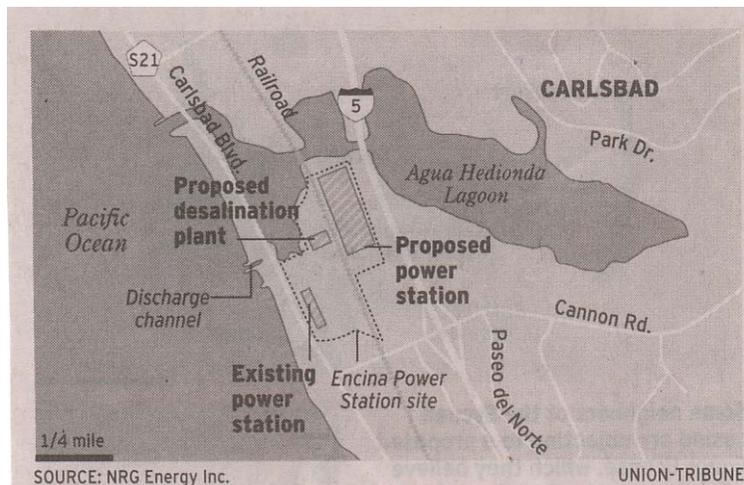
The desalination plant operation is expected to kill an estimated 16 million fish larva each day and a greater number of plankton, according to the CCC staff. The Environmental Impact Report concluded that compared with the overall abundance of marine life in the ocean, the loss from the plant's intake system would be insignificant. However to compensate for this loss, Poseidon will be required to provide 55.4 acres of habitat restoration. Poseidon proposes to create a 37 acre habitat at San San Dieguito Lagoon within two years, with the additional 18.4 acres located at one of 11 possible sites along the coast, within five years.



The plant's greenhouse gases is estimated by the CCC staff to be 90,000 tons of carbon per year. To mitigate gas emissions, Poseidon will spend \$61 million to offset the net plant's contribution, which reduces from the staff estimate the gas emissions by the energy used by the Metropolitan Water department to pump 56,000 acre-feet of water annually, which is the amount the plant will produce. The investment will go into solar energy, energy-recovery devices, \$1 million in reforestation in areas burned during the 2007 wildfires, and the purchase of 15,000 tons of carbon off-sets.

The \$300 million plant will produce 50 million gallons of drinking water each day, enough to supply 112,000 households. This represents about 9% of San Diego County's total water usage. When in operation, Carlsbad will obtain 100% of its water from the plant, and eight other water agencies have contracted to purchase the balance of the water produced. If the California State Lands Commission approves, Poseidon expects to start construction of the plant in the first half of next year.

As a matter of related interest, on August 9, CCC approved a plan to build a desalination plant in Monterey, CA. The plant will provide drinking water for a proposed coastal development near the historic Cannery's Row. The plant is expected to produce 25,000 gallons of water daily (very small plant compared to Carlsbad's plant), to meet the housing and commercial development needs of Ocean View Plaza.



Vistamar/Oceanwalk President's Message

By Jim Kent

Another month has gone by, the vacant board seat is not filled, our streets need to be sealed, and we are having a beautiful summer.

The board was unable to fill the vacant board seat at the August 4, 2008 meeting. We are once again asking for applications from eligible home owners who would like to serve on the board of directors. Located elsewhere in this month's Breeze is an application for a seat on the Vistamar/Oceanwalk HOA board of directors. Applications are due on the date set forth at the bottom of the application. Completed applications should be faxed, mailed, emailed, or otherwise delivered to Lee Leibenson at Walters Management. All applicants should plan to appear at the October 2, 2008 meeting of the Vistamar/Oceanwalk HOA board of directors.



High on the list of things that needs to get accomplished is street resealing. I am told that if the asphalt is not regularly resealed, that we will have far more expensive problems with the asphalt. Final arrangements have not yet been made for the resealing, however, I expect that it will be accomplished sometime late fall or early winter.

The landscaping committee noticed several garden hoses left out and attached to the hose bibs which are

visible from the street. All homeowners are asked to kindly store their garden hoses out of sight.

It is the goal of the board to maintain our community and at the same time keep the expenses and homeowners fees as low as possible. The HOA is periodically required by law to do an independent on-site "reserve study". The board authorized Foresight Financial Services to prepare the reserve study at the August 4 meeting. The reserve study should be completed within the next 30 to 45 days and in the hands of the board members and the management company. After we have all had time to digest the study, the board plans to do a walk through the entire community to make note of repairs that are needed, and then how best to allocate our dollars. Any homeowner interested in going along on the walk through should contact Lee Leibenson at Walters Management.

And finally, in the future, the board will hold its bi-monthly meetings on the first Thursday of each month at 6:00 P.M. The next regularly scheduled meeting will be on October 2, 2008 at the Ramada Inn meeting room.

I can be contacted at JamesAKent@gmail.com if anyone has any questions or comments. I hope that everyone has had a good summer.

Solving the Problem of Speeding Vehicles in the Community

By Lorri Aiello

The Traffic Committee for Vistamar/Oceanwalk is compiling a list of solutions aimed at slowing down vehicle speed, in our community. Many residents have reported vehicles exceeding the 15 mph speed limit and are concerned about street safety. Traffic calming solutions include the addition of more bots dots, or speed bumps.

The Traffic Committee is taking input and will submit a list of solutions to the Vistamar Board of Directors for their review and consideration at a future Association meeting. If you have a suggestion how to slow down

traffic in our community, please talk to committee members: Mike Such, Bill Van Cleve, Lorri and Norman Aiello; or send an email to Walters Management leibenson@waltersmanagement.com.





Letters to the Editor

Note: These are contributions by readers and do not necessarily reflect the views of the San Pacifico Community Association or the Breeze. Letters may be edited.



With energy prices soaring and daily concern about global warming, the availability of fresh water, and our carbon footprint, we need to ask if we are ready to help, or if we are part of the problem.

Individual actions to conserve are good, but of limited value. Action at the State and Federal level would be good if it happened, but is also of limited value. I believe residents of San Pacifico acting together can make a genuine contribution that exceeds what any of us can do with private efforts.

Consider the negative environmental effects of Home Owners Associations. The State of California has approximately 30,000 HOA's and condo associations. Essentially all of them prohibit outdoor drying of laundry. This prohibition is based on the self-fulfilling prophesy that outdoor drying lowers property values. We can debate the merits of that contention another time. The undisputed fact is that energy consumption of clothes dryers in San Pacifico is a significant contributor to our community's total energy consumption. Estimates vary, but about 10% of the typical energy budget of a house is due to drying (for example, see, <http://www.autobloggreen.com/2006/10/19/homeowner-associations-wont-allow-energy-conservation/>). But this is one use of energy that can be eliminated cheaply and easily. In fact, converting to sun-drying can even have benefits such as the smell of freshly dried sheets.

But our CC&R's, like other HOA's specifically prohibit outdoor drying. See paragraph 10.7 of the Master: "... No clothing, household fabrics or other unsightly articles may be hung, dried or aired on or over any Lot or Condominium...". Similar wording exists in the CC&R's of the Sub Associations. In the interest of being good citizens and taking the lead in energy conservation, we can investigate eliminating this prohibition such that we not only permit outdoor drying, but we encourage it. Changing rules and regulations is trivial. Changing by-laws is more difficult, and amending CC&R's is deliberately onerous. CC&R's are designed to be a stable influence in the community. That does not mean they cannot be changed, it just means hard work and dedication is required. In fact, if we set out to change the CC&R's, we will have an easier task than the one taken on by the brave souls who are trying to outlaw all such prohibitions (see http://www.boston.com/news/local/articles/2008/03/13/clothesline_rule_creates_flap/)

Rooftop solar collectors for either electricity or water heating are regulated, but not prohibited. Our Association could encourage retro-fitting solar energy collectors of all types. However, even with tax incentives, most solar devices are not cost-effective. Perhaps the Association could go beyond simply lowering the barriers to construction and offer incentives to persons who install solar devices. Such incentives would have to be carefully worded and researched, but should not be dismissed out of hand simply because it has not been done.

Almost certainly either of my two suggestions for allowing residents of San Pacifico to be more energy-conserving will require the overwhelming support (I believe a 2/3 majority of owners and 51% of the lending institutions that hold paper on property in San Pacifico must support changes along with several other requirements).

Some closing notes: (1) Indoor dryers (both gas and electric) are a frequent source of fires. Be sure to clean your lint trap and the vent to the outside world. (2) More than 90% of the energy used in washing is for heating water. Using the coolest water possible to get the job done is wise. (essentially a furnace in the house venting to the outside. In homes with air conditioning (not a big concern here), this heat input must be overcome with additional energy.

Is this something the community is interested in, or is it a non-starter?
Sherman E. DeForest

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WELCOME TO SAN PACIFICO

We extend our warmest welcome to the new San Pacifico homeowners. For privacy reasons, we only include their last name and the street name.

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AGENDAS / WEBSITE ALERT

HOA Board Meeting Agendas will be posted on the bulletin board in the pool area at the Recreation Center in compliance with recent legislative enactments. A full color copy of the Breeze is available each month online at www.sanpacifico.org, where homeowners can sign up for the Master Association and Sub Association email groups to receive timely updates and last minute information, and also access Board Meeting Agendas.

HOMEOWNERS NOTICE

For questions/comments related to the Master Association (pool/recreation area), Oceanwalk/ Vistamar, or Santander/ San Sebastian, contact Lee Leibenson, The Walters Management Co., 858-576-5557 lleibenson@waltersmanagement.com
For questions/comments related to Santalina, contact Debbie Myrick. Bruner & Rosi Management, 760-603-9404