

Pacific Bluffs Corp. 2
5326 Mt. Alifan Dr.
San Diego, Ca.
92111

November 7, 2023

Dear Corp 2 Homeowner,

Enclosed is the Annual Budget, Replacement Fund Study and other required notices for the fiscal year 2023 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.

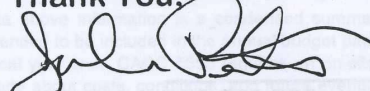
Your monthly association fee will increase starting January 1, 2024 by \$25.00, bringing the monthly fee to \$465.00. Almost all our services, contractors maintaining the buildings and grounds have increased their costs, as well as a \$3.00 monthly increase to Corp.1(pool, rec./exercise room, office) dues.

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 can be obtained by giving your info to Angela the manager of the Pacific Bluffs office. The 2023 reserve study will be sent in a separate mailing.

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

Please review the enclosed material and if you have any questions, leave a message at the Pacific Bluffs office #858-278-5131 and we will contact you.

Thank You.



John Peters, president
Pacific Bluffs Corp 2