



## APRIL 2025 MONTHLY REPORT

San José del Cabo, B.C.S, México

"April showers  
bring may flowers"



### La Jolla Beach

#### New beach chairs!

Kindly one of the owners donated beach furniture, where everybody can relax.

*Thank you!!*



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*Some notes for you*

#### No Smoking

Please remember that smoking in public areas is against the law in México. Although we are private property, any time smoke inside a unit (or a patio) enters another unit and bothers the inhabitant, it is a problem. There is no limit on proximity or type of smoke (e.g., vaping, cigars, marijuana, cigarettes, etc.). — also a reminder for all homeowners that marijuana is not legal in Mexico. We invite all our homeowners to inform your renters about this in order to have a peaceful and friendly coexistence.



**NO  
SMOKING**



#### Don't feed iguanas

Some people like to feed the iguanas and see them as an attraction in Los Cabos. Iguanas are a nuisance in La Jolla. These exotic animals, when found in uncontrolled numbers, can quickly become garden pests. They leave potentially contaminated droppings in the areas where they bask. Unsightly, these tend to emit an unpleasant smell. Moreover, juvenile iguanas are known for feeding on important birds and pollinators.

**DON'T FEED**



**THE IGUANAS**





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*Maintenance*

**Pressure in G Building**

During the informational meeting was mentioned the pressure problema in G Building.

Our new Maintenance Manager was in charge of verifying the situation and after to make a test in many units he found out a problem with the pressure regulator valve, that was already changed.

We appreciated all the maintenance staff effort to fix this problema and the homeowners patience during the testing days.

Pressure 55 PSI Floor 1



Pressure 45 PSI Floor 4



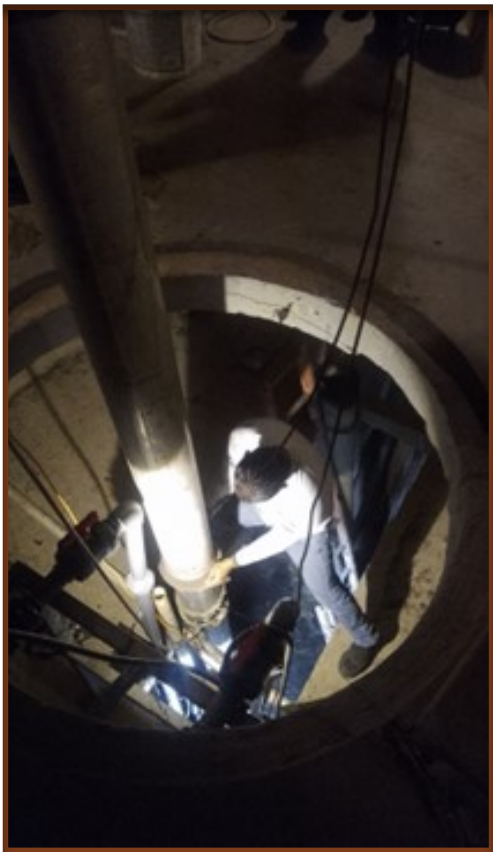
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*Maintenance*

**Drain of Carcamo and Treatment water plant**

As every year, the carcamo and treatment water plant where drained by a thrid party, supervised by our Maintenance team.







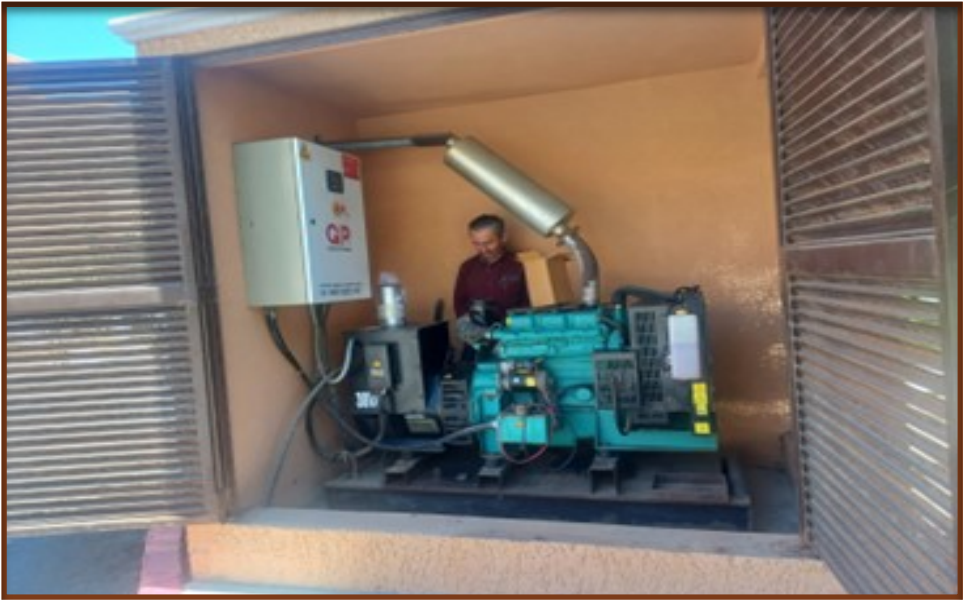
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*Maintenance*

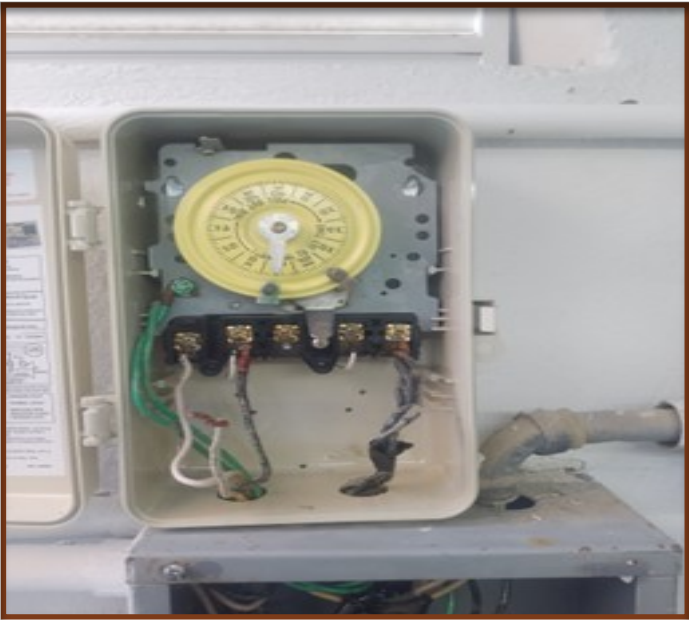
**Electric generators**

Regular maintenance was carried out on the electric generators of the carcamo and the tank. The maintenance staff will be carrying out tests two times per month, to ensure its correct operation.



**Timer in Arroyo Seco**

There was installed a timer in Arroyo Seco to automate turning the lights on and off.

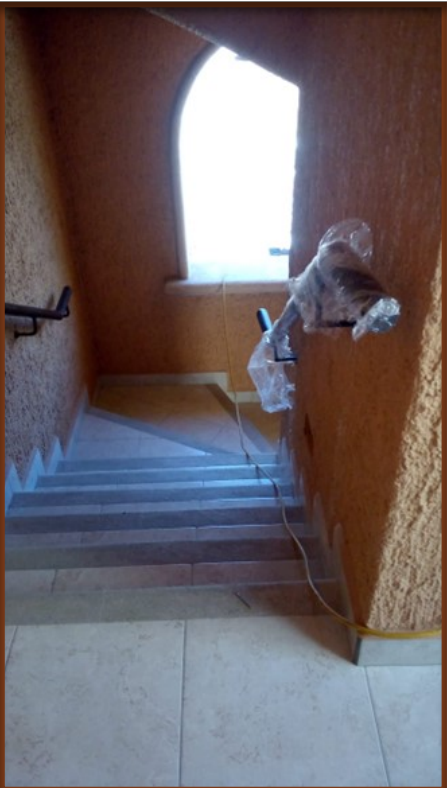


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*Maintenance*

Handrails were installed in both sides of the building stairs, to ensure the security.







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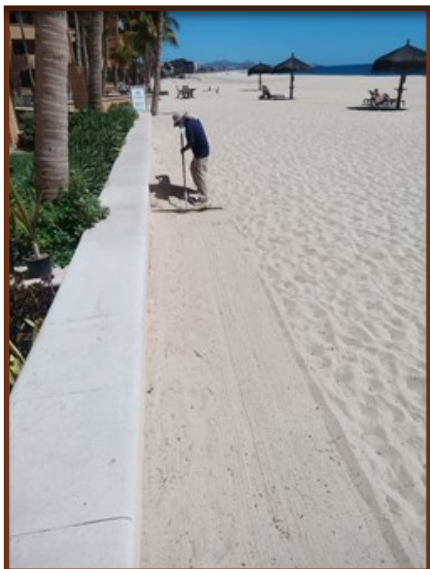
*Maintenance*

Other work done last month

Step repair



Lid painting  
in G building



Beach sweeping



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*Maintenance*



The lighting system of  
the walkways was  
repaired.



Entrance and exit of La Jolla cleaning







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### *Important Dates*

APRIL 26th, 1:00 p.m.

### POOL PARTY TO CELEBRATE THE CHILDREN'S DAY

If you are interested to be volunteer and/or cooperate and make a donation, please contact Terren Roloff (F-301), your participation will be appreciated.



### AGM 2025

Please remember the next AGM will be held in November 8th, at 8:00 am.



### Property Taxes

If you haven't paid yet, this is the last time that Los Cabos Municipality is giving a 5% discount on taxes payment during April. For more information you can check our post in La Jolla website: <https://www.lajolladeloscabos.com.mx/post/how-to-payproperty-tax-online-2025>

