

Dear Coronado Cays Homeowners and Residents,

Welcome to May! Summer is right around the corner and we can't wait! The Coronado [Art & Wine Festival](#) will be on May 10th. Mother's Day is on May 11th (see the information in the Loews section to make your Mother's Day brunch reservations). The 38th Annual [Navy Bay Bridge Run](#) is scheduled for May 18th (if you aren't running, you will want to avoid the bridge). The [Concert in the Park schedule](#) has been announced (and starts on May 25th), and, Memorial Day will be commemorated with the Coronado Rotary Club [Flags on the Avenue](#). The Coronado Memorial Day Ceremony will be May 27th at 10 am in Star Park Circle.

Monday, May 12th is our Bulky Trash Collection date! Our Bulky Waste Curbside Collection Day is coming up! Place unwanted bulk items on the curb along with your regular refuse carts by 6:00 am Monday May 12th. No hazardous waste will be accepted.

Bulky trash items typically include broken appliances, water heaters, furniture, old mattresses (please wrap mattresses prior to setting out, special mattress disposal bags can be purchased at hardware stores or online), yard waste, and other miscellaneous bulky household items. All yard waste will be recycled and must be bagged or bundled. Tree trimmings should be cut into 3-foot lengths and tied securely into bundles not greater than 18 inches in diameter. [Additional information is here](#). Additional information on where to put bulky trash in Kingston, Antigua and Montego will be emailed separately.

We have a case of aguaphobia (we are afraid of water, specifically water damage to homes). Here are some tips to stay ahead of water damage:

- Only run your appliances (clothes and dishwashers) when you're at home (and awake).
- Install [leak detection sensors](#). A well-placed sensor [like this](#) under every sink, next to your water heater, next to your toilets, and next to your washer can be a great investment.
- We recommend not to caulk toilets that are upstairs. We have seen too many upstairs toilets leak down to the lower level without any prior evidence when your wax ring fails.
- If you can't recall when you last replaced the gasket on your tub overflow drain, it is probably time to have that replaced.
- Know where your water shutoff valves are located.
- Consider shutting off all water if you'll be away for an extended period of time.
- Maintain your appliances, fixtures, and drains.

- Inspect and maintain the caulking around your windows and sliders, especially windows and doors that have been replaced with retrofit inserts.
- Conduct regular visual inspections – especially under your sinks, around the fittings of your appliances, around angle stop valves to toilets and sinks, and along the water line that feeds your ice maker in your fridge. Most slow leaks will have some visible dampness before the real damage is done.
- Plumbing can be costly as a Do-It-Yourself project, we recommend using a reputable plumbing service.

Cays Yoga & Pilates is now OPEN!

Our latest resident in the Cays Administration Building is [Cays Yoga & Pilates](#). What your neighbors are saying: “The new gem of the Cays!” and “Thoroughly enjoying the Cays Yoga & Pilates classes”. You won’t know what you are missing until you come try it yourself.

We have some space available for boats and boat trailers in our dry storage Boat Yard.

If you are interested, please contact the HOA Office. We are close, convenient, and affordable!

Important News from the HOA.

During the week of April 14, you should have received a very important letter from us. Enclosed in that letter:

- **Request for Inspector of Elections.** We solicit homeowner volunteers to count the ballots during our Annual Meeting. If you would like to be considered, please return your interest form no later than May 16th.
- **Director Nominations for 2025** (Only for the Villages who are electing a Director this year: Kingston, Montego, Blue Anchor, Port Royale, and Mardi Gras). Please return those Director nomination forms no later than June 20th.
- **Request for Annual Notice of Address, Representative, and Rental Status.**
Always a good idea to update and make sure we have your best phone numbers and email addresses! We need your most current address for your annual disclosure/budget packet and your ballot!
 - We will be mailing the newly-approved budget to the addresses we have on file for homeowners by the middle of May. Very important! Your Homeowners' Dues will increase on the 1st of July. These new amounts will be in the letter that includes the new budget. If you are on an automatic payment, you will need to adjust the amount you pay beginning on the 1st of July unless you opted for 'Pay the Balance.'

- Ballots will be mailed out after we compile the list of interested candidates in late June.
- Our Annual Meeting will be at the Loews Coronado Bay Resort on August 29, 2025, where the ballots for the Director candidates will be counted.

New CCHOA website:

We have been hard at work on our [new website](#). If you have not already done so, please follow this [‘how to’](#) to create your new account (you will need to create an account on the ‘new’ website even if you had an account on the ‘old’ website). When we receive your request, we will verify that your email matches what we have on-file for your address and then give you access to the members only section of the website.

Port of San Diego - Erosion at Grand Caribe Shoreline Park.

On April 29th many community members received information regarding several nature-based solutions being proposed by the Port of San Diego to prevent future erosion at the Grand Caribe Shoreline Park. Additionally, the community was provided an opportunity to provide input on the proposed conceptual designs and many voiced their concerns for dredging the channel south of Grand Caribe Isle. Although the dredging is not part of this project, the Port is aware of the issue and promised to consider the effect on the channel in any proposed solution. If you missed the meeting, you can get caught up by following this project on the [Port of San Diego website](#). The [Coastal Site Assessment](#) is a little long but has a lot of fantastic information.

36th Annual MotorCars on MainStreet!

Coronado’s very [own car show](#) is a fun way to celebrate classic and custom automobiles. May 4 from 10 am to 3 pm. The cars will be parked along Isabella Avenue, Park Avenue, and Star Park Circle.

Spring Blooms and Blue Ribbons in the Cays!

Spring has brought well-deserved recognition and vibrant growth to the Coronado Cays! We’re proud to announce that the HOA received two Blue Ribbons from the 2025 Coronado Flower Show judges — one for our beautifully maintained front entrance and another for the Admin Complex on Grand Caribe Causeway. These awards reflect the hard work and dedication of our landscaping team and community support.

With March rains came lush greenery—and a surge in weeds and whiteflies. Our team has been actively managing these challenges with trimming, weeding, treatments, and irrigation adjustments. Recent highlights include fresh plantings, mulch applications, shrub shaping, and irrigation repairs across all villages. From colorful geraniums to new

sod and groundcover, our community is looking its best. Stay tuned for more improvements as we continue to grow together this season!

Community Maintenance Update: A Month of Major Progress

Over the past month, our dedicated Maintenance Department has been hard at work tackling critical repairs and community improvements across all villages. From emergency roof and balcony leak repairs to carport repairs, plumbing fixes, and stairway railing upgrades, the team addressed a wide range of homeowner requests with efficiency and care. Notable accomplishments include dock and gangway repairs in Antigua and Kingston, electrical enclosure preservation in Port Royale, and power washing throughout Jamaica, Bahama, and Trinidad Villages. Contractors also completed balcony weep screed installation and waterproofing at Antigua, exterior painting of the Admin Complex, wall reconstruction at Trinidad, concrete sidewalk restoration in Jamaica, fire standpipe testing in Trinidad, gate repairs at Montego and the Maintenance Yard, ground light replacements in Bahama Village, and pool leak detections/repairs in Jamaica and Bahama Villages to ensure safe and attractive common areas.

In addition to completing numerous repairs, several key projects are nearing completion or actively underway, including weep screed replacement in Kingston Village, leak detection/repairs at Mardi Gras and Trinidad Village pools, and Phases 3 & 4 of the Montego Parking Structure rebuild. We're proud of the Maintenance Department's dedication and hard work in keeping our neighborhood running smoothly and looking its best—thank you for making our community a place we're proud to call home!

Code Enforcement Reminders:

Some quick reminders about rules here in the Cays.

- **DOCK USAGE** - "All docks within the Coronado Cays may only be used for the purpose of berthing a non-commercial boat owned by persons who reside in the Coronado Cays or who own property in the Coronado Cays."
- **COMMON AREAS AND MALLS** - "Pedestrians have priority on the sidewalks in common areas and malls. Persons using bicycles, skates, skateboards, scooters or other like devices must yield to pedestrians."
- **CLUBHOUSE PARKING** - "Parking in designated clubhouse parking lots is for the purpose of attending a function at a clubhouse or adjoining common area facility. During such time, no vehicle shall be parked there for more than eight (8) consecutive hours. Violators will be towed."
- Parking restriction signs will be installed this week at the Bahama/Antigua clubhouse and the Trinidad/Kingston clubhouse parking lot entrances. Overnight

parking will be prohibited from midnight until 6am. Violators may be towed without notice.

LOEWS CORONADO BAY RESORT:

Mother's Day Brunch (May 11)

Celebrate Mother's Day at Loews Coronado Bay Resort and enjoy a lavish brunch spread featuring breakfast favorites, as well as crab and oyster shooters, made-to-order sushi rolls, seafood paella, roasted salmon with beurre blanc, an assortment of sweet treats and more. Pre-order a wrapped or vase floral bouquet from Native Poppy, a woman-owned flower shop in San Diego, for an additional cost. Make a reservation via [Resy](#).

Friends & Family Rate – 30% Extended for May

Looking for a staycation or have friends visiting from out of town this winter? Consider booking at Loews Coronado Bay and take advantage of the resort's Friends & Family rate, including 30% off room rates for bookings made in May, waived resort fee and complimentary parking. Enter promotional code "CAYS" on the [hotel's website](#) at the time of booking, or contact Hailey Roberts (hailey.roberts@loewshotels.com), your dedicated Coronado Cays reservations team lead, who is happy to assist with any questions, reservations or special accommodations.

Sea Spa Membership

Interested in becoming a Sea Spa member? Benefits include complimentary room nights at Loews Coronado Bay Resort, complimentary treatments, discounts on spa services and retail, access to the spa's facilities, monthly exclusive events, and more perks. Initiation fee must be paid in full. Call Sea Spa to learn more, 619-628-8770.

Sincerely,
CCHOA Management