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NO BAD NEWS



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## Exploding Population in La Ribera

BY DAVID FLORES

The population of 4,500 in La Ribera on the East Cape, home to the Costa Palmas development, is expected to grow to 25,000 or 30,000 in the next 10 years, said government delegate Miguel Mijares. In the next two years, it's expected to double to 9,000 people. La Ribera is home to the large Costa Palmas development, which includes the Four Seasons resort and

residences and the Hacienda de Palmas and Vista La Ribera Hotels. The town is a great fishing spot with an abundance of fishes. It is also great for kayaking, paddle boarding, snorkeling, diving, hiking, camping, or just laying down on the sand with a cold one or margarita. It is close to the National Marine Park of Cabo Pulmo, the only living coral reef in the state.



## Real Estate Offices Shut Down by Government Agency

BY DAVID FLORES

Mexico's Consumer protection agency, known as PROFECO, shut down several real estate businesses in Los Cabos in late December. The reason is that they did not comply with NOM-247, specifically the part that mandates that "Costs and prop-

erty prices must be written in Mexican pesos. Dollars may be included but with the notation that the real price will be that of pesos on the date payment is made." The local chapter of the Mexican Association of Real Estate Professionals (AMPI) is negotiating an

extension in the enforcement of the law to allow brokers to adjust their contracts. Folks, the details of NOM-247 were published in the November 21 edition of the Gringo Gazette, page 13. Look for it in [www.gringogazette.com](http://www.gringogazette.com) and pay attention!✍



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Photo courtesy of Los Cabos Guide





# Que Pasa in Cabo?

BY DAVID FLORES



**First Flight From San Diego Arrives in BCS.** The airstrip in San Juanico, on the northern pacific side of our Southern Baja state, received the first flight of the Scorpio Group's private aircraft, which also owns the Scorpio Hotel. San Juanico, with only 500 inhabitants and located 202 kilometers north of Ciudad Constitution, is famous for its big waves at Scorpion Bay, a surfers' paradise.

**Transpeninsular Train Might Become a Reality.** Southern Baja's lawmaker Al-

fredo Porras confirmed that there is an \$8 million USD project in progress to build a railroad and train to travel from Tijuana to Cabo San Lucas. If approved in 2023, it would be built in 4 years and would travel 1,056 miles to bring cargo and passengers to and from Tijuana to all the Baja peninsula. And to send migrants to the U.S. border.

**Mexico's Economy Skyrockets.** It ranks now as the 6th out of 34 countries analyzed by the British magazine The Economist. We are just

under Greece, Portugal, Ireland, Israel and Spain, yet above Canada (#7), Japan, France and the U.S. (#20). The magazine's ranking considers 5 economic and financial factors: GDP growth, inflation, inflation breadth (Google it), stock market performance and government debt.

**Los Cabos May Get Help From Europe.** Margarita Diaz, head of the Los Cabos water supply agency (known as Oomsapas, for its loong name in Spanish, revealed that her agency is seeking financial support from Europe through FIDEGOC. The latter stands for "Foundation committed to the search for trustworthy governments around the world," a global entity whose "main interest is to serve the development of trustworthy governments and citizens." The financial help could come as a loan at very low-interest rates, or a partial loan and part donation. The monies would be used to improve the water supply infrastructure and operate new water wells throughout the municipality.

*Alt and Electronic Music*

**Fest Announced.** RÜFÜS DU SOL, the Sydney, Australia alternative dance group are bringing their SunDream second concert to San Jose del Cabo, following their successful first concert in Cancun earlier this year. The Grammy award winners will include in their lineup performances from Tale of Us, Michael Bibi, Monolink, DJ Tennis, Carlita, Weval, Jimi Jules and more alongside the Australian powerhouse electronic band. The concert will take place at El Ganzo Sculpture Gardens from May 5-8.

**How Big is the Informal Economy in Mexico?** Big, affecting tax revenue. Mexican outdoor markets, called Tanguis, beach and street peddlers, taco stands and many more pay very small tax fees in the form of permits, but no more. No 16% Value added tax (IVA), no income tax, and no rent. This represents 23.7% of the Gross Domestic Product and is growing at a pace of 1.9% a year. And yet we wonder why Mexico's infrastructure, education, public transportation and other themes are so bad. Sigh.

**Clean Energy Park Begins Operations.** Using the wind's kinetic energy, the new \$32 million (USD) "Coromuel" park will produce 56 megawatts of clean energy for our Southern Baja state. It was built by the Japan-based Eurus Energy America Corp. and its installation began in mid-2020. It is located on Km. 69 on the road from La Paz to Ciudad Constitution. This and the new natural gas-fueled electrical plant in La Paz will greatly reduce summer blackouts.

**Military-Run Airline Might Begin Operations in 2023.** AMLO, President of Mexico, announced that the National Defense Secretariat (SEDENA) will operate a new commercial airline in the 4th quarter of 2023, under the name of Mexicana de Aviacion. Some of you might remember the old airline, which

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was Mexico's largest, operated for 89 years and went bankrupt in the summer of 2010. SEDENA has acquired its legal name but it is still unknown if it will hire the old Mexicana employees.

**Tequila Exports Break Record.** The Ministry of Economy reports that tequila exports

**CONTINUED ON PAGE 6**



# Artist Studio Tour

Beautiful art, beautiful homes and one great day!

BY DAVID FLORES

As the world continues to claw its way back to normal, Asociación de Artes (AdA) is here to provide you with a great day with the Artist Studio Tour on Wednesday, February 8th from 10 a.m. – 4 p.m. The tour is conveniently located just a short drive from anywhere in Los Barriles! The nature of this event especially lends itself to being Covid-safe as it is easy to maintain social distance, lends to small groups and is spread out in several locations.

If you have not been on this tour, now is the time to

go as it is a two-in-one event! Not necessarily a home tour, but you get to see the home and studios of some of the most popular artists in the Los Barriles area in addition to seeing the latest and greatest work of these select artists. We have several new homes on the tour this year. It is great to see the artists' homes as you can learn a lot about their art from their homes and studio. You can often see where they get their inspiration for their work, understand their love of textures and color and see where their personalities

come out in their work and their home.

The 2023 tour will feature over 17 homes (several are side-by-side homes). Many of the homes will showcase the works of more than one artist, giving you the opportunity to see the work of 25+ different artists! Artists on the tour vary from fabric, jewelry, bead or soft goods medium, weaving, photography, oil, acrylic and watercolor paintings, wood, ceramic and pottery and natural materials and that is just a sample! Artists include Elizabeth Perkins with some silver and precious stone jewelry, Victoria's Sunny Dresses with Baja perfect clothing, the Apron Lady with sewn art creations, San Antonio weavers, Michele Melehes with up-cycled indigenous Guatemala and

contemporary clothes, Mary Naylor our poster artist, Julie Shipman Photography and the artwork of Colin Harival, Jeff Heintzman, Tamera Hall, and Connie Heinen – just to name a few of the artists. We will also have the first exhibition of the paintings of Steven King since his passing

in 2021!

Getting tickets is super easy with our drive-through ticket booth located at the Baja Properties office in Los Barriles (across from Tio Pablos Restaurant and Hotel Palmas de Cortez). The ticket booth location will be well-

**CONTINUED ON PAGE 8**

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# Museum Captures 300 Years' of Cowboy History In Baja

BY KATHRYN REED

The smell of new leather wafts through the entrance, an appropriate greeting for a museum all about cowboys.

Museo del Vaquero de las Californias (MuVaCa for short and the Cowboy Museum of the Californias in English) opened in the tiny Baja town of El Triunfo the first week of November. (It's still hard to believe this was once the most populated town in Baja California Sur.)

This ode to cowboy history is as well done as the mining museum (Museo Ruta de Plata/Silver Route Museum) that is on the same street.

The museum captures more than 300 years of cowboy traditions throughout

the Baja peninsula. Details include aspects about life before the Spanish arrived, their influence, life after they were conquered, and the war with the United States that resulted in a large swath of Mexico becoming part of the U.S.

One display points out, "During the war between the United States and Mexico, rancheros and vaqueros joined together to defend their lands. On December 6, 1846, at the Battle of San Pasqual (in present-day San Diego County), Californios defeated U.S. forces while armed only with lances, swords, and a few firearms."

In other words, the Mexicans won at least one battle

before losing the war.

Information is written in English and Spanish, as is the case at the mining museum.

Walking in there are displays of cowboys in all their garb. The circular layout then leads visitors to the small theater where a film (also in English and Spanish) gives a thorough history about the vaqueros up to present day.

This is a good foundation to have before visiting the main museum which is in a separate building across a walkway that includes a tiered concrete seating area where outdoor presentations could be conducted.

There is so much to read, see and absorb in the museum that it would make sense to go multiple times. There is no way to grasp everything in one visit.



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While the story and evolution of the Baja cowboy are fascinating, I seemed to be most enamored by the clothing for the people and the horses. The detail in the saddles was stunning. It was like artwork.

One display said, "The Baja California Sur saddle was designed to manage cattle safely in the harsh environment by protecting mount and rider from spines and thorns."

The desert is not a forgiving place so protection is necessary, even today.

Because living off the land is hard work no matter where one does it the early vaqueros had to be resourceful.

"As the population grew, hides, tallow, milk, cheese, and other products were transported through the Sierra of the peninsula to towns and cities that depended on the

ranches for their supplies. In Alta California, the international tallow and leather trade gave rise to a boom; some families amassed huge tracts of pastureland for thousands of cattle," one display reads. "The importance of livestock ranching as the economic base and the proliferation of wild cattle prompted the systematization of rodeos, the establishment of controlled herds, and the mark of ownership through branding."

Today, one does not have to go far out of any town in Baja Sur to come across a ranch. Cowboys are still very much a part of the 21st century.

"The mountains of Guadalupe and La Giganta are home to hundreds of families who live a life similar to their ancestors of over 300 years ago,"

**CONTINUED ON PAGE 8**

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# Creatures of the Night

BY CAM RENAUD

Los Cabos after dark is an interesting place. Once the sun goes down, and particularly after Cabo midnight (aka 9 p.m. for us retiree types), all sorts of creatures come to life. The most obvious are vacationing partiers who head out to the bars at 11 p.m. for an evening of prowling in the local nightclubs. But I'm talking about the local 4-legged species. Ironically, they have the same agenda -- a little food, a little drink and possibly a little sex.

We live out towards the East Cape, across the San Jose bridge over the estuary and beyond landscaped roads, where open spaces remind you of the desert that lies under all those concrete buildings. The nighttime locals are mammals, but mostly the 4-legged kind. Supposedly there are close to 100 species of mammals liv-

ing in the Baja, although you wouldn't know it by what you see during daylight hours; many are curled up snoozing in dens, thickets or just well camouflaged getting ready to rise when darkness falls once again. We were fascinated by stories about this nightlife so decided to put up a night motion trail camera to see who or what came out to party.

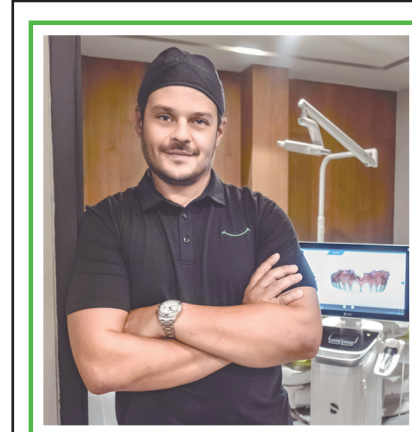
At first, we'd see predictable pictures of our cat or his little feral amiga who knows his arrival brings opportunities for food. Then we started capturing pictures of other furry friends like foxes scoping out our yard or coming for a drink from our water fountain. A fox (zorro in Spanish) is an opportunistic feeder that will gladly get into your household garbage if given the opportunity.

Recently, on Christmas Eve, shortly after getting into

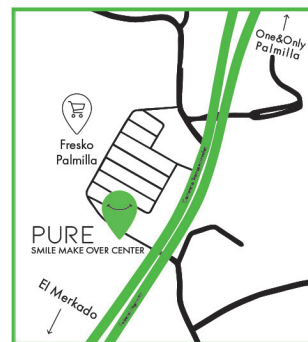
bed, we heard rustling on our roof. We hadn't put out the camera and I knew it wasn't Santa's reindeer bringing me all sorts of wonderful presents, so jumped out of bed, got a flashlight, and headed out to see what was going on. My gift was spotting two young raccoons chasing each other around. Although there are endemic Mexican raccoons, these were the kind you'd see up north. The story, or tall tale, is that they got down here when a pregnant female was a stowaway in a motorhome years ago. They are omnivores and will eat anything, so endemic or not, they are survivors here.

In the same camp as raccoons, there are skunks here as well and not only the common Pepe La Pew striped skunk. We've seen doorbell camera pictures of pretty spotted skunks.

Skunks will eat anything from insects to mice and fallen fruits or seeds. They fear coyotes, also living amongst us, so remember that your dog is



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a coyote to them and you may end up with a stinky problem.

The coyotes survive here because there are hares. Think big ears and big hind legs. The ears are not only for hearing predators but for cooling during the hot summer.

Hares and mice are a dietary staple for the local cougars, bobcats, lynx and another really stinky boy, the ringtail cat, also referred to as a southwestern civet.

You will likely smell a civet before you ever see one as they produce a strong odor from glands in their backside without provocation.

One reason there are lots of mice and other rodents here is that there is also a lot for them to eat. Deer mice and Kangaroo mice are most common in the Baja peninsula.

They are basically herbivores and can survive on seeds. Like rabbits, they too are prolific breeders. In fact, mice are amazingly good at math. In a year, two mice can become 5,082 mice!! That guarantees a steady supply not only for predatory mammals

CONTINUED ON PAGE 10

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**QUE PASA IN CABO...**

continued from page 2

increased 34.1% this year from January to October, compared to the same period in 2021. Total reported sales reached \$3.6 billion and are growing faster than beer exports, which during the same period sold \$5 billion USD. Cheers!

**How Many Cruise Ship Passengers visited Cabo?** During 2022, the number of cruise passengers that visited Cabo, Loreto and La Paz surpassed the half-a-million mark. Cabo welcomed 462,358, Loreto 18,151 and La Paz 17,936. Add the numbers

and the total is 498,445 and that was just until December 20. According to statistics, each passenger spends an average of \$70 bucks in tequila, margaritas, beer, trinkets, food and tours, or over \$35 million this year.

**How's Inflation in Los Cabos?** While Mexico's inflation ended at 7.7% this year, the price of groceries in Los Cabos has increased 20%, according to the La Paz chapter of the National Chamber of Commerce. Restaurants in La Paz have increased their prices by 15%, said the president of the La Paz restaurants association. It's time to get on a diet! In despite of the increase, Costco in

Cabo has been packed to the rafters, with days when one can't even find a parking spot. Happy New Year!

**Lots of Whale Sharks Spotted in La Paz.** The whale shark season officially begins in November and at this time of the year over 30 of the huge fishies have been seen in La Paz. Boat tour operators have scanned over 40 miles of water where the whale sharks usually gather and they think there might be more. The whale shark holds many records for size in the animal kingdom, most notably being by far the largest living nonmammalian vertebrate, with the largest confirmed individual

measuring 18.8 meters (nearly 62 feet).

**Cabo New Tourist Development Approved.** Finally, development has reached Migriño, the small, mostly ranchers' community just 15 minutes north of Cabo on the road to Todos Santos. With their own desalination plant, a 242-acre piece of land will be converted into hotels, residences and a beach club.

**New Quota for New Developments Suggested.** All Cabo residents are aware of the lack of housing for workers, and the lack of legalized land to build them. Eduardo Sanchez-Navarro, the largest tourist developer in Los Cabos, has

suggested that every developer that wants to build additional or new hotels, residences, etc., pays 10 grand per room to the city, to acquire more land for housing programs. What do you think?

**Moratorium on Development Suggested.** At a recent meeting with the Los Cabos Coordinating Council, developer Eduardo Sanchez-Navarro proposed applying a moratorium of four months for any upcoming development, or until the Urban Development Plan is in place and approved by all involved. Is this a good idea? Enforcement of the existing building regulations is

**CONTINUED ON PAGE 10**

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## Cooking Like a Mexican

BY ALEJANDRA BORBOLLA



The best season in Mexican food is coming to an end, and the last celebration to mark it is known as Candelaria. In the United States, they have Groundhog Day and in Mexico we have Candelaria. Known as Candlemas in English, there are many Catholic countries that celebrate Día de la Candelaria. However, Candelaria in Mexico has special traditions that are only found in Mexico, some of which even date back to the Aztecs. The funny thing is that many Mexicans have no idea why Candelaria is celebrated. Día de la Candelaria takes place 40 days after Christmas. The holiday is celebrated on February 2nd because, according to ancient Jewish tradition, a woman was considered unclean after giving birth, and was not allowed in the Temple for 40 days after the birth of

a child. Therefore, Día de la Candelaria celebrates when the Virgin Mary was allowed to enter the Jewish Temple. It also is considered the true end of the holiday season—after

oldest celebrations in Christendom. Historical records attest to festivals held in Jerusalem during the 4th Century C.E. We also have evidence for



Three Kings Day—which signals the complete end of the winter festivals.

Candlemas is one of the

Candlemas being celebrated in Rome, and other parts of the Roman Empire. The themes of purification involved in Día de la Candelaria meant that it was often combined with other pagan celebrations around that time, such as Lupercalia. Candlemas has since been observed in locations throughout Europe and the Americas.

Día de la Candelaria is not an official holiday in Mexico. It can sometimes land on Constitution Day (which is the first Monday in February), but as a holiday, it's not observed throughout the whole country. However, there are many places that celebrate Día de la Candelaria with special mass services that commemorate the religious holiday. One of the typical features of Día de la Candelaria is the eating of tamales. Traditionally, Rosca de Reyes is shared on Día de Reyes—which is celebrated on January 6th. Inside this bread is hidden a tiny figurine of Baby Jesus. Whoever finds the figurine in their slice or happens to cut close to it must host the Candlemas celebration

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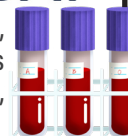
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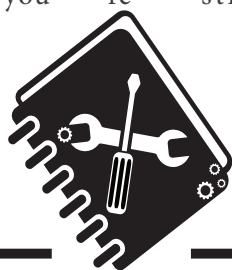
## ARTIST STUDIO TOUR... continued from page 3

marked and easy to find. You drive in off of 20th Novembre and exit at the side street. It can't get any simpler! Tickets are sold the day of the event from 9:30 a.m. - 1:30 p.m. and prices have remained \$100 pesos or \$5.00 usd. You will get your map to the studios and your wristbands for entry.

The artist studio tour has become a favorite event for many in Baja Sur. Friends meet and tour the studios, take a break for lunch at one of our great restaurants here in Los Barriles and finish the tour stops. Being a few days before Valentine's Day you can get your shopping done while enjoying the tour. Get gifts for your loved ones and yourself! And if you are one of the

many new residents in Baja Sur, what a great chance to get some new local art and accessories for your home and that includes your closet and jewelry box!

We have worked hard to ensure that we can provide for our guests and artists an event where we can maintain the government's Covid Safety regulations and be safe. With that said, make sure you check our website ([www.eastcapearts.com](http://www.eastcapearts.com)) for the latest information on any Covid related re-strictions.



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Please note: Masks may be required if it is required here in Baja Sur.

The Studio Tour is one of the major fundraisers of the Asociación de Artes del Mar de Cortez, whose mission is "Improving the educational experience for all students of the East Cape". This runs from providing school supplies, maintenance at the schools, sports programs and summer programs. Come and help us continue the mission. See you on February 8 for the Artist Studio Tour! More details at [www.eastcapearts.com](http://www.eastcapearts.com)

## MUSEUM CAPTURES 300... continued from page 4

the museum teaches. "Today, nearly 5,000 people continue living much of that lifestyle: tending the garden; making tools, leatherwork, cheeses, and knives for sale preparing food; and performing the many tasks it takes to remain on the ranches."

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# Wanted: Dream Makers

BY MRS. CLAUS

For most of us, education is something we take for granted. We are fortunate that in the United States and Canada we may attend right through

grade 12 with little thought to the cost. Here in Mexico tuition is free till grade nine, but many children don't get past grade six, ending up on

a different path – working to provide for their families.

Going to school takes more than tuition. Students' families are on the hook for books, transportation, school uniforms and supplies. That's a tough call if you have more than one child of school age, and it's a tougher call if you're having trouble making ends meet.

Thankfully, in La Paz, there is a foundation hard at work to fill in the gap. The idea that nutrition and education lead to a better future is the basis for Fundación Ayuda Niños La Paz (FANLAP). Mothers and volunteers have been fundraising, cooking and encouraging children and adolescents to seek education since 2005. The organization's services include a library/computer resource center and a food and scholarship program. From 2005, more than 2000 children have benefited from their programs, and more than 1200 have received scholarships for further education.

In 2021 alone, FANLAP supported 180 teens to pursue their dreams for a bright future. One of those young people was Elizeth, a recent graduate of the FANLAP program. "If I did not have a scholarship, I would not have graduated from my accounting studies. I am now able to help my parents and I can hope for

a good job," says Elizeth.

A significant source of the \$350 USD scholarship Elizeth was awarded is an annual golf tournament held at Paraiso del Mar on El Mogote in La Paz. It's a great event where golfers at any level can enjoy a day out while supporting education for La Paz youth.

When the pandemic hit, many FANLAP fundraising activities came to a grinding halt and the organization lost awareness-raising opportunities and operating funds for its food and education programs. The golf tournament was one of those suspended activities.

But it's back! The 8th FANLAP golf tournament to benefit the children of La Paz will be held on February 25 and FANLAP alumni like Elizeth hope you will swing your clubs in support of the students.

The two-person best ball format starts with breakfast and ends with prizes, a raffle and a silent auction – all to please golfers, art lovers and foodies.

Rebecca and Jim MacDonald, La Paz residents and FANLAP supporters, are proud to put their company, Baja Life Realty (<https://bajaliferealty.com>) behind the organization's

efforts. "We've been in La Paz for seven years and we are grateful to be a part of this community. We consider it a privilege to support FANLAP and the golf tournament. If you're in the area in February, this will be a great way to spend the day – knowing you're helping to make a local child's dream come true."

If you're interested in playing, please visit the Paraiso del Mar or FANLAP websites for tournament details. If you'd like to sponsor a hole at the tournament, or if you would like to donate for a scholarship, use the easy online giving option on the FANLAP website, or please contact FANLAP at [www.lapazninios.org](http://www.lapazninios.org) or email

**CONTINUED ON PAGE 18**

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# Mexican Congress Approves Double Vacation Time

BY KEVIN MCALLISTER

For the first time in half a century, the Mexican congress voted to increase the paid vacation time by 100% for all Mexican workers. That includes your house help, bunky. The new legal vacation days started on January 1.

Here's a comparative graphic of how vacation days increase based on the worker's seniority. And remember, a full salary must be paid, plus a 25% bonus. Let's go to the beach! Oh, we live on the beach hahaha... 🌴

## CREATURES OF THE NIGHT... continued from page 5

but also predatory birds.

Real deer, like the Peninsular Mule Deer, is one of the bigger species to be seen at night or dawn. Often seen in arroyos, this species is the only deer found in Baja. They are smaller than a whitetail deer and get their name from their long ears which are similar to a mule. The funny thing about these deer is they typically don't run, they "pronk". Pronking is the act of bouncing along on all 4 legs at the same time.

The last creature to mention is often the first that may come to mind with nighttime. It's our unsung hero, the bat. There are 14 species of bats in the Baja mammal count. Bats eat mosquitoes, a lot of mosquitoes, so welcome them. We have a big palapa attached to our house and bats roost in the hanging fronds. At dusk, they silently drop down and head out for the night to fight

our mutual foe. At dawn, they return and slip back into their roost. Bats tend to get a bad reputation as a carrier of rabies but that is more folklore than fact. Bats bites are very rare.

If you are an adventurous type and want to head off hiking into the mountains, you will likely see many more creatures of the night. Look for them, but please don't feed them; they could become habituated and lose their fear of humans. Last year there was a bout of distemper running through the fox population in our area and several instances of foxes wandering into peoples' yards and actually chasing them in one instance. You or your pet getting bitten by a diseased animal can be fatal. It's best to avoid any animal wandering close to you especially in the daylight hours as that's not normal behavior.

So, now that you know what's out there, stay up late or get up really early to look for some different locals. You may have a rare experience for less than the tip on a bar tab. 🌴

## QUE PASA IN CABO... continued from page 6

what we also need.

**Todos Santos Residents Protest Against Construction.** Dozens of residents took to the Vista Ballena sand dunes area to protest against the construction of what seems a spec home on one of 100 lots that might see construction in the near future. The protesters, backed up by the Protect Todos Santos civil organization are asking the government to stop it. Coastal dunes provide a buffer against coastal hazards such as wind erosion, wave overtopping and tidal inundation during storm events. They also provide a source of sand to replenish the beach during periods of erosion. This rag tried to contact developer Ogden Gutierrez but he has not responded. Stay tuned.

**El Mogote in La Paz For Sale Again.** A lot of 10,000 square meters (107,639 sq. ft.) is up for sale in el Mogote, that sand barrier peninsula that you can see from the Malecon – where the controversial and unfinished Paraiso del Mar condo and residences development sits. At the time, in the early 2000s, two civil organizations, Ciudadanos Preocupados (Concerned Citizens) and the Mexican Center of Environmental Law opposed the project because of the potential damage to the sand dunes and estuary. Stay tuned. 🌴

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## Michael Movie Moments

BY MICHAEL YOUNG



*Cyrano* is surprisingly good! Powered by a stellar performance from Peter Dinklage, and ably assisted by Haley Bennett, the movie tells the powerful story of a man's unrequited love that is so strong

ment. The story, perhaps because it gets at the insecurities of many men in their pursuit of romance, has since been made into four movies before this one - a 1925 French silent movie; a 1950 American adventure-comedy film starring Jose Ferrer in the title role; then the 1987 American comedy, *Roxanne*, starring Steve Martin and Daryl Hannah; and, three years later, another French version starring Gerard Depardieu.

In every case in all of these previous productions - except for Depardieu who didn't need much cosmetic help - the *Cyrano* with the large nose was reinforced with obvious prosthetics. All of these movies suffered from the distinct problem of turning the *Cyrano* character into someone with a distinctly comical appearance. And that made the character less relatable to the audience.

This *Cyrano* changes that formula and creates a movie where the emotional engagement is deep and meaningful. By changing the physical issue from one of a problem nose to one of "short stature", the nature of the relationship

between *Cyrano* and the audience changes dramatically. It is no longer something comical, but something profoundly intrinsic to the man himself. Like a lot of people, I didn't pay much attention to Dinklage before his outstanding performance in *The Station Agent* (03). There he proved that his "short stature" did

not diminish, in any way, his emotional capacity as a human being. Any remaining doubts of his talents were quickly dispelled with his powerful, Emmy-winning, performance as Tyrion Lannister in *Game of Thrones*.

As *Cyrano*, then, Dinklage brings an entirely different problem to the story rather than a comical nose - a difference that drives the story in new and more powerful directions. We know Dinklage's differences are not the result of some makeup prosthetics, but, rather are at the core of his being and, therefore, the

challenges his *Cyrano* faces - presenting a "handsome" visage to his intended Roxanne - are much more grounded; the emotional impact is greatly intensified and, importantly, transferable to the audience. As Jason Bailey put it (New York Times; Why is *Cyrano* Still So Potent?..., 2/25/22) "He's the kind of person we all like to imagine ourselves to be - confident, brave and witty - and the kind of person we know we are - sensitive, tentative and delicate... (Dinklage is) the key to our identification with this character."

CONTINUED ON PAGE 18



that, in the end, it consumes him completely.

*Cyrano de Bergerac* was a French literary figure who lived and worked in the early 1600s. Three centuries later, another French writer, Edmond Rostand, wrote a play, *Cyrano de Bergerac* (1897), loosely based on *Cyrano's* life, and focusing on a particularly large part of his anatomy, his nose, which, apparently caused *Cyrano* much grief and embarrass-

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# Enjoying Local Palapas

And not just for the shade

BY GREG JAMES

I first started visiting Mexico back in the late 1970s when I was in the navy stationed in San Diego. Back then, Tijuana, Tecate, and Ensenada were our “go-to” places when low on funds. My shipmates and I regularly ventured south of the border in a badly beat-up Dodge Rambler and spent what little money we had on cheap beers, and even cheaper-but delicious- tacos. In those days it was already easy to find Mexican beer brands in the US, but nearly impossible to find authentic Mexican food. Taco Bell was the standard north of the border, and I couldn’t understand why the small corn tortillas folded over chopped carne asada, onions, cilantro, and beans that were sold on every corner in Mexican towns were almost completely absent in the US.

Fast forward 40 years and authentic Mexican food has become much more common north of the border. In Seattle, where I spend most summers, taco trucks and Mexican-owned taquerias are almost as common as Starbucks.

However, as good as the food is in my native Seattle (It’s hard to beat the NW for fresh Salmon, Oysters and King Crab), nothing can compare to the variety and cooking styles of the fresh local seafood found in the many palapa style restaurants in and around Cabo San Lucas and San Jose Del Cabo. For those new to Cabo, “palapa style” refers to the open-air palm thatched establishments that are locally owned and staffed by natives. On one of my early visits to the Cabo area nearly 20 years ago, a friend who owned a house

in Palmilla told me about Mariscos Mazatlan. He raved about the quality and variety of seafood at the restaurant and told me not to miss the grilled garlic Blue Crab. At the time, the restaurant was impossible to miss as it was located on the main highway a few miles south of the airport on the way to SJC, and had a big sign you couldn’t miss. I can still remember taking my kids and wife there for the first time. The clientele looked to be mostly locals, and my kids were skeptical that the food would be good. Without chicken strips

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or fries on the mostly Spanish-language menu, I worried that I’d be forever hearing about the crummy food I forced them to try. My wife and kids ordered the grilled Blue Crab as instructed and I had the Fish Filet Veracruz style. The food lived up to the hype, and we were instantly hooked. Since then I’ve made it a habit to try numerous other palapa-style

seafood restaurants in and around the greater Cabo area, and without exception, all have been top-notch. Some of my favorites include the above-mentioned Mariscos Mazatlan, which has since relocated to downtown Cabo San Lucas. You can’t beat their grilled garlic Blue Crab, which comes with three cleaned and cracked crabs, a side of rice, vegetables,

and all the chips you can eat. Cost is about \$300 pesos (\$15). Just up the road from Mariscos Mazatlan is another great Seafood restaurant called Tres Islas. They have an expansive menu, plenty of parking, and a large and varied menu. Don’t miss their Pulpo (Octopus), grilled fish filet with diablo sauce, and outstanding ceviche (made daily). To the east in San Jose Del Cabo, I like Toro Guero. They have hands down the best smoked Marlin Empanadas I’ve ever tasted. The combination of the delicately smoked fish and melted cheese encased in a crispy flaky pastry crust is intoxicating. I order them every time in go to El Toro Guero. Keep in mind the restaurant is quite popular and often fills up early. Also in SJC is Claro Fish Jr. Located on Blvd Antonio Mijares near the turnoff to East Cape Road. This is my favorite spot for a

CONTINUED ON PAGE 18



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estate options, and exquisite golf course layouts for every level of expertise. After you read about these amazing locations, you'll definitely consider this Mexican paradise as your next golf destination.

From Cabo in the south to Loreto up north, you'll find many unique golf courses

that captivate golfers from the beginner to the professional. As you'll see, the vistas of the beautiful Sea of Cortez or the great Pacific Ocean truly inspire your game. The many courses to choose from are quite distinctive: some are right on the coastline, yet others are nestled within gorgeous

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desert landscapes. Finally, each of them was created by world-renowned golf-course designers. Keep reading to discover the famous golfing locations of Baja Sur.

*Diamante in Cabo raises the bar as a golf destination*

Diamante's Dunes Course was called the number-one golf course in all of Mexico by Golf Digest in 2016. It was created by Davis Love III who won 21 PGA-tour events, including one major championship.

This magnificent 18-hole Dunes course weaves through undulating Pacific sand dunes and provides panoramic ocean views from almost every hole. Then, there's an excellent 14-acre practice facility, clubhouse restaurants and bars, a retail center, on-course comfort stations at every third hole, and the signature service of Diamante in Cabo.

Along with the Dunes course, there's not one, but two Tiger Woods-designed golf courses, making three, all-in-one stunning destinations. Tiger Woods produced a course that restores the need for golf strategy. To explain, it provides several shot options to maneuver each hole.

The Tiger Woods-designed 18-hole El Cardonal course is

the second championship golf course created at Diamante Cabo. Interestingly, this is Tiger Wood's first-ever design. He made this course long enough to challenge experts, yet open enough to provide good options for amateurs and beginners. Also, as mentioned earlier, this course restores the need for golf strategy by providing good shot options at each hole. So, it's really an exciting test for golfers of any skill level.

Loreto's Danzante Bay boasts the only PGA TPC golf course in Mexico. Bringing international attention to the beautiful Mexican town of Loreto, Danzante Bay's PGA TPC golf course is on another level. Named the World Golf Awards' Best Golf Course in Latin America in 2019, this 18-hole championship golf course designed by Rees Jones challenges all the top courses in the world. On top of that, it showcases the amazing views of the Loreto Bay National Park from its distinctive arroyos, dunes, valleys, and foothills.

TPC stands for Tournament Player's Club, which is operated by the PGA tour. To elaborate, it represents a network of prestigious golf courses designed by the most

**CONTINUED ON PAGE 14**



# Top 10 Reasons to Buy Real Estate in Los Cabos

You won't regret it.

BY JIM POLEP

It's Mexico! The natives are genuinely kind, and you will love the local cultures. The blend of the old and the new, the incredible architectural influences from around the world, not to mention the culinary ones. This is what got me!

The climate is perfect, averaging 350 sunny days per year, which I can attest to.

It's safe! Very safe, and you will sense the feeling everywhere you go.

The abundant choices of things to do: fish, golf, hike, bike, boat, beach (my favorite, the water is beautiful, and no

seaweed). So how adventurous do you feel today? Take one of those crazy vehicles and go off-road. Or be a tourist and discover the fantastic towns all around.

The cost of living. It's amazingly low. Whether you're talking about avocados or real estate, the dollar goes a long way down here.

The hospitals and health care are excellent. Whatever preconceived notion you may have about it, you can dismiss it.

You will have an excellent choice of where to buy, all

owning their vibe and unique characteristics. And all with good commonalities. Cabo San Lucas, San Jose del Cabo, The East Cape, Todos Santos, La Paz and beyond.

Los Cabos is one of the last places where real estate is still appreciating, and the trajectory shows no signs of stopping for an exceptionally long time.

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## WORLD RENOWNED GOLF...

continued from page 13

elite golf architects in the world. The TPC standards are simple yet world-class. First, the course must be technically challenging. Then, the course must be naturally beautiful. And when these two simple ingredients come together perfectly, there's no way to explain it. You have to experience it for yourself. The feeling you get lasts a lifetime!

Boasting the greatest PAR-3 hole in golf, hole #17 at Danzante Bay provides a truly unforgettable experience that draws you back time after time. Perched upon giant outcropping hundreds of feet above the sea, you'll understand why the creators of this amazing golf course first called it the best hole in the Baja. Then they called it the best hole in all of Mexico. Finally, they realized hole #17 was the greatest PAR-3 in the entire world of golf. You'll certainly agree!

Next to this magnificent golf course, you will find Mantarraya Residences, an exclusive beachfront preconstruction development featuring condos and penthouses with

CONTINUED ON PAGE 18

## Introducing Atrium Plaza

Last month, the upscale Atrium Plaza residential and retail project was officially inaugurated in a fitting festive holiday atmosphere. The Atrium Plaza project consists of 20 units that make up the residential portion which includes twelve 3 bedroom units, four 4 bedroom units and four 2 bedroom units. This modern architectural design is juxtaposed by the historic cultural vibe of downtown San Jose del Cabo.

The Atrium Plaza has quietly been under construction for the last year and a half. If not for the Pandemic, it would have been up and running for the better part of two years.

The marvelous catering was fitting with the occasion and was the clear choice given the two restaurants (Es Por Ti and Simaruba) existed on site before the Atrium Plaza apartments became their permanent neighbor.

project. "I saw it as a great opportunity to provide upscale, modern and safe housing for professionals with families. Because of the culture, history and the plethora of amazing dining options. Not to mention the proximity to the airport," Vargas explains. "There has been a need for a unique project like this that checks all the right boxes."

With downtown San Jose del Cabo determined as the ideal location for this endeavor, it couldn't go wrong. And then it went completely wrong when Covid-19 ground construction of the project to a halt. To be sure, Vargas was disappointed by that unforeseen development, but understood this was no reason to become dismayed, as construction timelines being delayed are a constant reality in his line of work.

"It was a big, big disappointment but I knew in my heart that as soon as we could get back to work the project would be completed by 2023 if not



The apartments are nestled neatly behind the aptly named Es Por Ti Bakery (It's For You Bakery). If you hail from Canada and/or the U.S. and are feeling homesick, stop by and sample a chocolate croissant or cinnamon roll. I'm not sure what their secret sauce is or if it is all about their baking techniques. After a mouthwatering first bite of the cinnamon roll, I was in heaven. I love the bakeries in Mexico, especially those in Guadalajara. I can't quite pinpoint why, but the baked goods here have a very different flavor and texture to my over sensitive palate.

Not to be outdone, the hors d'oeuvres were provided by Simaruba and did not disappoint. I thought I was nibbling on a crab cake, which is not my go to on such occasions. I discovered that these delectable appetizers were fish croquettes much to my pleasant surprise.

Pedro Vargas is the investor/developer behind this ambitious project. Vargas struck me as a hands-on individual. My first impression of the man is lasting. He introduced himself to me with a firm handshake and warm smile as if I was on the guest list, unaware that I was there in the role of a reporter.

I was curious to know why Vargas felt downtown San Jose del Cabo was the ideal location for his latest

before," Vargas said.

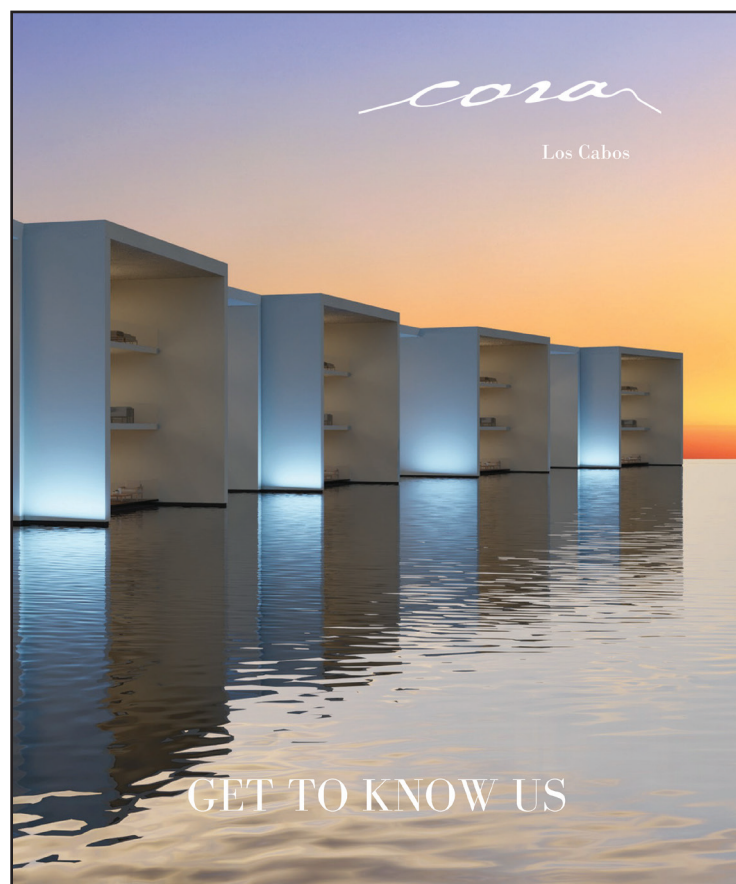
Be that as it may, Vargas is delighted that the project is moving full speed ahead with his plan to make the Atrium Plaza the premiere upscale residential rental option in Los Cabos.

The decision to make Atrium Plaza appealing to discerning renters and more prominent in the public eye is precisely why retail businesses that cater to providing the highest quality home furnishings are such a sound fit.

The Atrium Plaza apartments, with their stellar location, modern design, underground parking, elevators and conveniences are set up swimmingly to serve a growing number of professionals with families.

It's projected that the complex will be completed by the end of February or March at the latest. Retail stores have already been open and conveniently provide suitable accoutrements for renters in need of cookery, artwork, and essential furnishings including but not limited to tables, chairs, couches, flatware and bedding.

As for the future, Pedro Vargas is eagerly anticipating the completion of the residential phase of his project and the good tidings it will bring. That would be befitting for a man who has worked so hard and steadily at his craft.



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January 16, 2023

# The Legal Aspects of Living in A Condo

Or what to expect when you buy a condominium in Mexico!

The cottage on a tiny individual lot or the mansion built on a grand expanse of land. This type of home ownership has been the dream of many in the Western world where land has been plentiful and where the family lived in ONE home and did not have other properties for vacations, recreation and retirement.

Changing lifestyles have changed ownership patterns over the past fifty years. Two working parents, single-parent families and the rising popularity of multiple-family homes have created a great demand for ownership in a condominium. In these cases, the individual free-standing dwelling on a lot has been exchanged for shared walls, shared entryways, communal recreational facilities and shared maintenance.

When many live closely together rules and regulations become important. In Europe and the East coast of the United States, condominium ownership has been regulated for many years. In the west, the first laws were enacted in 1965, in Canada in 1975 and Mexico's first condominium laws were published in 1972, the same year as the bank trust (fideicomiso) law was enacted. In 1985 California's Davis-Stirling Common Interest Development Act became a model for the rest of the western world. In the same year, Mexico updated its condominium law and enacted the establishment and operation of common interest developments.

This step was highly important for Mexico City but also for vacationers in Acapulco, Cancun, Manzanillo,

Puerto Vallarta, Mazatlan and Los Cabos. Because of built-in maintenance provisions, it has become the preferred ownership for vacationers in Mexico who may spend only a few weeks a year at their homes and prefer to spend the time in fun rather than in maintenance duties.

In the common interest development, it may be either commonly owned property or common rights that may be enforced as restrictions against a separately owned property.

For example, the pool, hallways, gardens and other public areas are commonly owned property in many projects. Owners of the individual condominium units acquire a proportional ownership interest in all the recreational facilities, as well as in the service areas, bearing walls and utility features at the project.

In other developments, the developers retained ownership of certain areas destined for recreational use by the condominium owners and common areas are limited to the sidewalks, utilities, ducts and other construction features of the properties.

An example of rights and restrictions against separately owned property would be the building or design codes which are built into the condominium regime which prohibit for sale signs in windows, or drapes and window coverings different from those of the other units.

The presence of either element; rights or commonly owned property, makes the project a common interest development.

**CONTINUED ON PAGE 20**

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**COOKING LIKE A MEXICAN...**

continued from page 7

Some things I know for sure are that they're a social dish; there's no way one can make a single tamal, and they are most likely not made by only one person. Also, tamales are THE best-designed food, ever. The wrapping becomes the dish, and sometimes even a napkin. There's virtually no need to use anything besides pots and vessels, they can be eaten without cutlery and the only waste is organic and compostable. And tamales are as versatile as can

be. By varying the main four ingredients --leaf, masa, stuffing and salsas -- there is at least one tamal recipe per state in the country without counting the sweet variety.

The estimated consumption of tamales in the country is hundreds of millions each year. Tamales are so popular, one of the most famous sayings goes: when you are born to be a tamal, the corn husks fall out of the sky for you. This roughly translates to: there is no way you can escape your destiny, or fate favors whoever is working on their life mission.

This recipe is long and takes

a while, but this is about as good as you'll find. Heart-warming, traditional, delicious. My personal favorite: pork in green salsa tamales.

**Ingredients****FOR THE PORK FILLING:**

10 serrano chiles (can be substituted for jalapeños and the quantity adjusted to your likeness of heat. Keep in mind this is for a big batch)

30 tomatillos (green tomatoes)

4 garlic cloves, peeled and chopped

½ teaspoon ground black pepper

¼ teaspoon ground cumin

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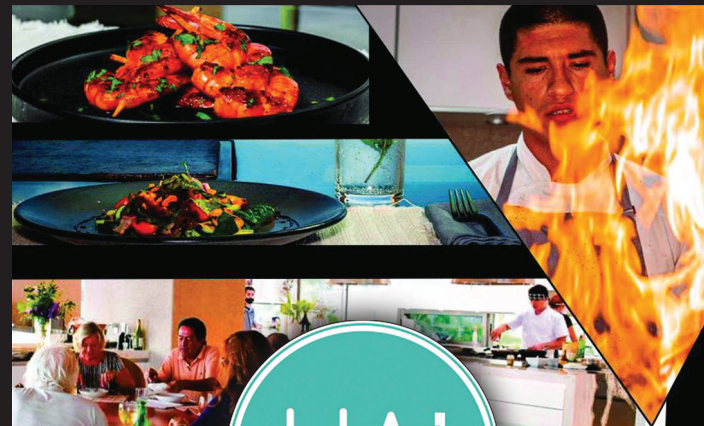
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4 cloves of garlic  
½ white onion

1 ½ lbs. of lean boneless  
pork (shoulder or butt works  
well), cut into ½-inch cubes

2 tablespoons of powdered  
chicken stock

Salt

**FOR THE BATTER:**

2 ½ cups of pork lard, melted (Crisco works well, too but the taste is waaaay better with real pork lard)

1 ½ teaspoons of baking  
powder

7 cups of masa harina,  
mixed with 4 ½ cups hot water  
(you can buy MASECA at the  
grocery store or tamal masa at  
the tortillería)

2 ½ cups chicken stock

1 large package of dried  
corn husks (buy at any super-  
market or Mercado)

**Instructions****Preparing the husks:**

Place the husks in a large  
bowl, or even your kitchen  
sink. Fill with warm water and  
weigh the husks down with  
heavy pot(s).

Let soak for at least 2 hours.

**For the pork filling:**

Add the chiles, onion, garlic  
and the tomatillos to a medium  
saucepan, cover with water  
and bring to a boil. Lower the  
heat to a smooth simmer for  
20 minutes.

Working in batches, if nec-  
essary, add the chiles, tomatil-  
los, onion, garlic, black pepper,  
and cumin into a blender and  
puree.

Strain the mixture through  
a medium-mesh strainer into a  
medium saucepan.

Add the meat, 3 cups of  
water, and 1 teaspoon of pow-  
dered chicken stock and sim-  
mer.

Simmer, uncovered, over  
medium heat, stirring regular-  
ly, until the pork is fork tender  
and the liquid is reduced to the  
consistency of a thick sauce,  
about an hour and a half.

Use a fork to break the pork  
into small pieces.

Taste and season with ad-  
ditional salt, if necessary.

Let cool.

**Preparing the Batter:**

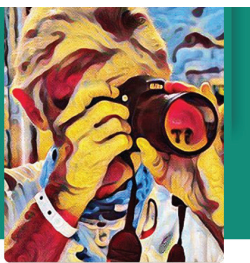
Get a large pan (I like to

**CONTINUED ON PAGE 23**



# Fish Report

BY GARY GRAHAM  
THAT BAJA GUY



## Cabo

Cabo is experiencing fabulous fishing in what should traditionally be a slow time for anglers. Boats have been fully booked for many days – no more slow season in Cabo! Not only do we have fish, but it's a nature show out there! Anglers often see whales, dolphins, turtles, and sea lions while fishing.

Striped marlin are the predominant species currently, with no signs of the catches slowing down as long as the bait stays in the area.

There were three areas where the boats on day trips were fishing. The first spot was the Old Lighthouse, close to Cabo, just over a mile from the port. Marlin could be caught by dropping bait with a lead weight towards the bottom. The fish were found in deep water. The boats sat and drifted, letting their live mackerel swim. This could be a frustrating way to fish, though it yielded results if patient. Some boats did this early in the week before head-

ing up to Golden Gate, about 15 miles from Cabo.

The action was much more exciting there. The fish were easier to catch, and the hookups were fast and furious. Even though doubles were common, the fish were extremely aggressive and strong – a real contest on light tackle. The bait was plentiful at Golden Gate as the fish were eager. There were many catches of 90 to 130-pound class fish caught. Most boats headed here early in the day and then tried for tuna farther north, looping back along the shoreline towards Cabo to see if they could pick up some table fish.

The third spot was the Finger Banks, 50 miles from Cabo and at the geographical limit for most day charters. It was sensational fishing at this spot for those willing to pay the mandatory fuel surcharge! However, many enjoyed the best fishing day of their lives with multiple marlin catches.

· Pisces Hot Rod, a 40-foot Cabo, managed to release 9

marlin at the Lighthouse on December 10.

· The Sullivans from Massachusetts on the Pisces Ruthless, a 31-foot Bertram, also scored 9 marlin in the 100 to 120-pound class on December 13.

Catches of 2 to 5 marlin per day were common at the Golden Gate and often with other species. However, Pisces Rebecca, a 31-footer, provided an exciting day for Kyle and Stephanie Yonce, visiting from Charlotte, North Carolina. They released 5 striped marlin and a sizeable 130-pound thresher shark at the Golden Gate.

Boats that went the 50 miles to Finger Bank were kept busy. Alexander Burns from Colorado was able to release 28 striped marlin, and 3 dorado aboard the 31-foot Bertram Tiburon with captain Rosendo.

Bill Collector II, a 35-foot Cabo flybridge, skippered by Juan Carlos, had an outstanding day on December 11, releasing 30 striped marlin and

## Fish Killer Of The Week



Native of Mexico City Lissette Valentin moved to Los Cabos 20 years ago. She has become an avid fisherwoman and this time she fished with the Dorado Fleet which is one of the oldest charter companies out of Cabo San Lucas. The day was windy and the water was green but her captain managed to put her in the right spot to catch this baby. Afterwards they headed to the Tiki bar and cooked the fish in different ways tempura, tacos, ceviche and sashimi style. She also caught a bonita, which is similar to tuna but with darker red meat, and kind of sweet taste.

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boating two dorado for Elwin Brooks, Kennedy Daniels, Leroy Rice, Mike Snider, and Tara Carter from Virginia. One day before this, the same boat tallied 27 marlin released for Stephen Henager and a couple of friends from Spokane, Washington. Pisces anglers caught and released 288 marlin, with 77% of the charters catching them. ... **Pisces Sportfishing Fleet**

### Puerto Los Cabos

Holiday crowds have continued, but in the coming days, most tourists will return to school and work as vacation time ends. The weather patterns remain ideal, with lows around 60 degrees, highs

near 80 or more, and clear sunny skies. Variable winds pick up most days later in the morning. Ocean water temperatures continue to be on a cooling trend, now in the 72 to 74-degree range. As a result, we see more greenish, off-colored areas closer to shore with cooler currents.

The bait situation has remained much the same. There have not been many caballito found. However, ballyhoo and slabs of squid are available. Also, mackerel and sardineta schools are now congregating off the San Jose del Cabo Hotel Zone, about three miles offshore, so, this will be

**CONTINUED ON PAGE 24**



**WANTED: DREAM MAKERS...**

continued from page 9

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**MICHAEL MOVIE MOMENTS...**

continued from page 11

Dinklage is so good in *Cyrano* that he forces our attention almost exclusively on him. It is true that this is a musical and his gravelly voice isn't the best, but we also don't care

because we feel the honesty of his emotions. But can a single character can't carry an entire movie? Haley Bennett as Cyrano's Roxanne is a good choice. She displays passion well and her scene in her bed virtually making love to the letters she has received is full of erotic energy. It also helps, since this is a musical, that she can sing. She is in a well-practiced comfort zone with Dinklage and their love for their craft flows over to their characters. (It should probably be noted that Dinklage and Bennett played these same roles in a musical over two years in 2018 and 2019, first in Connecticut and then Off-Broadway in New York.) And it should also be noted that Dinklage's real-life wife, Erica Schmidt, wrote the screenplay for this movie while Bennett's partner and father of her child, Joe Wright, directed it. Clearly, there was a lot of intimate involvement leading to their inspired performances. (The film also has a genetic history in movies like *Atonement* (07), *Pride & Prejudice* (05) and *Darkest*

*Hour* (17) all of which were directed by Joe Wright and shared crew members in the Costume and Production Design, Cinematography, and Film Editing departments.)

Despite two terrific actors and some strong heritage in earlier, very good films, *Cyrano* did not fare so well with either viewers or critics. The not-so-good audience reaction is based, though, on only about 11,000 ratings which is very small for an Oscar-nominated film. Part of that might have been because of its limited distribution. Critical reaction, though, has been pretty uniform - they all thought Dinklage and Bennett were wonderful and enjoyed the costumes, makeup, choreography, production design and location shots (filmed almost entirely in Sicily, Italy). But the one thing that consistently hurt the film in critical reviews was the music. Predictably, if you're going to do a musical and the music isn't "memorable", then the movie is not likely to succeed. There are about a dozen original songs in this movie and while none of them are earworms, I didn't think they were all that bad, it's just that you want something more - especially with Dinklage's memorable performance. The melodies were all composed by Aaron and Bryce Dessner, members of the indie rock band, The National - a band I have never heard of. Two of their songs, "Madly" and "Wherever I Fall" are

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particularly good, but mostly for their lyrics - I can't exactly remember the melodies and I just watched the movie two days ago!

This film is really good, especially Peter Dinklage. For a great evening's entertainment, I recommend *Cyrano*. (4\*) 🐾

**ENJOYING LOCAL PALAPAS...**

continued from page 12

quick fish taco on my way to or from the new marina (They are happy to cook your fresh catch if you bring it in). Along with great fish tacos, Claro Fish Jr features an expansive salsa bar located in the middle of the dining area. Stocked with everything from grilled peppers to cole slaw, red and green salsas, diced corn, and a variety of other condiments, it's the perfect spot to experiment with many different flavors and combinations on your tacos. Because all of the above have safe on-site parking, friendly English-speaking staff, and menus that feature entrees

that generally run from about 200-300 pesos, you can't go wrong! 🐾

**WORLD RENOWNED GOLF...**

continued from page 14

amazing views of the bay. Mantarraya is located 20 minutes south of the Magic Town of Loreto.

*A quick rundown of more Baja Sur championship golf courses*

Located between Cabo San Lucas and San José del Cabo and situated in the foothills above the Beach Club and Park at Chileno Bay, the Tom Fazio-designed Chileno Bay championship golf course provides it all. To begin, you'll see the spectacular coastline along the Sea of Cortez and the rugged Sierra de la Laguna mountain backdrop at every hole. The course is nicely playable and it delivers formidable challenges. Discover the unique route that slowly takes you toward the mountains of El Sauzal.

**CONTINUED ON PAGE 25**



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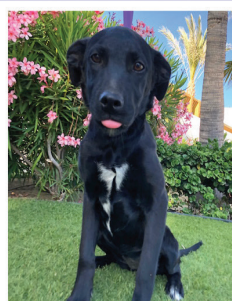
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# Social Club Learns About Baja's Rich History in the World of Wine

BY MONICA ANDERSON

The verdant landscape of Los Arcos and Mount Solmar, newly green after recent rainstorms, confirmed the official start of autumn in Cabo San Lucas and provided a striking backdrop for the monthly luncheon of Los Cabos Tomatoes, the bustling social networking club.

Their most recent gathering was held at Gustavo's Bistro, located in the former Argentinean restaurant Patagonia at the northwest corner of Avenue Cabo San Lucas and Cinco de Mayo Street. General Coordinator Sandra Berry began the luncheon by introducing the co-owner of Gustavo's Bistro, Marsha David, also a member of Los Cabos Tomatoes. Marsha shared her excitement to be a part of "an amazing community of women" and was delighted to talk about details of her collaboration with Gustavo, eponymous chef

and her "partner-in-crime" since July 2022.

The culinary aim of Gustavo's Bistro emphasizes "family recipes with a local taste." The fusion of flavors is a variety of Mexican, American and old-world Continental, and the list of ten different creamy or spicy sauces demands a further investigation for those looking to expand their flavor palate or revisit some classic tastes. The restaurant also offers a "Hook & Cook" option. You can bring your own fish and it can be prepared in three different ways: blackened, breaded, or grilled with your choice of three signature sauces.

Before the meal, Marsha warmly greeted her fellow members. "Welcome, Enjoy, Mangia." For starters, members had the garden salad with Romaine lettuce, jicama, avocado strips, and pecans beautifully presented with a special dressing.

The entrée was a choice of pecan-encrusted Mahi Mahi with mango sauce, Chicken Cordon Bleu stuffed with prosciutto and mozzarella in creamy vodka sauce, and Linguini Frutti di Mare (mixed seafood) in white wine sauce. Dessert was a corn flan with caramel sauce, which lived up to its fabled reputation as one of the finest examples of flan in the area. The option of beer, wine, and cocktails was available for an additional purchase. Gustavo's Bistro is open for dinner from 5 to 10

CONTINUED ON PAGE 25



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## Todos Santos AA Meetings

New schedule: M/W/Sat  
11a.m—12 noon.

New location upstairs outdoor patio @  
Ricardo Amigo Real Estate Office.  
Enter side door, midway up block  
towards bike shop. All open meetings.  
Eric, 612-156-9980, Todos Santos





## THE LEGAL ASPECTS OF...

continued from page 15

In Mexico, direct ownership of common property is the general rule. This means that certain property in the complex is owned in common in undivided interest by the individual homeowners. As an example, 25 condominium

units and a common swimming pool and tennis court, are in direct ownership each condominium owner owns his private space and a percentage of the common areas.

**SWISS CHEESE:** When the owner sells, leases, and mortgages his own lot or condominium his or her percentage of the common area must be included. The common

property cannot be severed from the individual lot or unit! It is rather like Swiss cheese: The owners own a separate interest in the holes and an undivided interest in common in the cheese itself.

The common interest in the building normally will include: the foundation, roof, exterior walls, bearing walls even if located within

the unit, common hallways, chimneys, exterior doors, windows and all utilities and the pipes, ducts and wiring for the same.

The individual owner's unit will generally include all interior fixtures, improvements and personal property which is located within the three-dimensional block of airspace. This will include built-in cabinets, plumbing fixtures, lighting fixtures and interior doors.

## THE CONDOMINIUM REGIME:

This is the legal document which must be completed before an individual title can be granted out of the development. It must be made before a Mexican Notary Public and registered in the Property Tax office and Public Registry of Property.

By law, it will contain the Descriptive Memory of the project. This means the measurements and description of the land, of each and every private unit and a description of the common property for the entire project.

It also must include the Condominium Rules and Regulations.

This part outlines the rights and obligations of the condominium owners, it defines the type of administration to be in place and contains the necessary rules and regulations to promote the well-being of the community.

Article 27 of the law provides for an annual meeting of homeowners. Homeowners are to be notified of the time and date of the meetings through registered mail ten days prior to the date of the meeting. This notification should also be published in a local newspaper and posted in a prominent place in the condominium project. If 90% of the homeowners are not present, subsequent meetings can be called for the same day and decisions can be made on important issues by those present which will affect every owner in the complex.



## Los Barriles AA Meetings

**Palmas de Cortez Hotel**  
**Tue & Fri 8:30 am**  
**Rancho Buena Vista**  
**Wed & Fri 4:00 pm**

Article 27 of the Law of the Condominium Regime also provides for voting in proportion to the percentage of common property held by each owner. Voting must be direct and personal unless otherwise provided in the Regime of the individual project. In other words, no proxies are permitted unless specifically stated in the regulations for the individual project or complex.

A surveillance committee consisting of one to three parties must be elected at an annual meeting and is composed of owners who oversee the work of the administrators.

A reserve fund must be established with funds invested in securities and readily available for required long-term repairs.

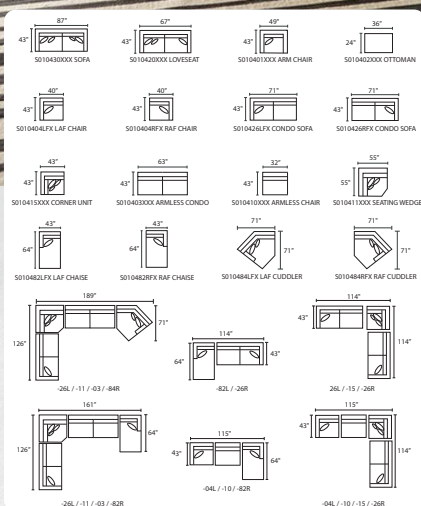
Maintenance fees must be paid for all common areas (swiss cheese) and failure to pay can result in the loss of the unit. The law provides that legal action may be taken against homeowners who fail to make THREE payments of monthly maintenance fees. Repeated failure to pay fees can result in putting the unit up for auction. Even if the homeowner is not happy with the administration of the complex, monthly maintenance fees must be paid.

Absentee owners with property in a foreign country

**CONTINUED ON PAGE 27**

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# Ask a Mexican

After Christmas, Santa Claus, Baby Jesus, Reyes Magos and all that jazz, there's a thing in Mexico called "la cuesta de enero" which translates to "January uphill" referring to the economic struggle to come back from all of that spending and gift giving.

**How do you deal with "cuesta de enero"? Do you do anything to avoid it? How does it affect your family and community?**



Illustration by danjazzia

**Mateo Lugo, 73, former trainer.** January is a very rough month not only because we come back from all the holiday spending, but also because a lot of my nieces and grandkids have birthdays, so it's a little tricky to keep in mind during the holidays that

we have to save up for their presents and celebrations. During our roughest years, we would celebrate all the birthdays in the month together and it was a lot of fun and way cheaper for everyone. We also get simpler gifts for them and most of them are pretty under-

standing.

**Delia Villalobos, 34, teacher.** I am not a very big Christmas person and don't have kids yet so I save all my bonuses and money gifts to endure the rise in prices in January, which always happens. In my family we take care of our money too, so it's not bad and both of my parents get retirement money which increases around January.

**Micaela Godinez, 53, cashier.** I see a lot of people doing little extra things in January to stay afloat, like picking up extra hours at work and the bosses know it's the hard months so they are great at distributing hours and shifts. As for my family, most of us have extra incomes and always end up making it. If not we share food, do things together and always have each other's backs.

**Gemma Cortez, 35, dog groomer.** I was blessed to have a lot of work before the holidays, so I made sure to keep some savings just in case, but some other years I had to turn to loans to keep my business afloat. It's a time when many banks have the most appealing advertisements and the smallest letters so they're the worst deals but since we all need them so much, we fall right to them. I also see many people struggling because we

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have been programmed to overgive in the holidays when we should really look at our situation and make sure we only give what we can.

**Nadia Barbosa, 42, lawyer.** I think January is just like any other month and "cuesta de enero" is a marketing construct to lure us into more debt, because we are reminded of how much we spent during the holidays. Truth is, most of us get Christmas bonuses and money gifts and recover quickly from spending. For

those who don't, there's always struggle and there will be the rest of the months of the year.

**Alex Perez, 27, barber.** It's an awful time for everyone and I see a lot of people struggling. I think it's also because we all overspend, but inflation is insane now and prices on everything are going up by the minute. I recover with hard work and discipline. I try cutting back on some expenses especially since I do try to splurge on my parents and nephews. They deserve it. ✍

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## Letters To The Editor

I haven't looked at this paper for a while.. sort of for tourists and i live here now. I have a suggestion.

Your article on what to do when the police stop you is a bit outdated. I too am sick and tired of seeing cars pulled over and they always have a U.S. license plate. I am sure they feel "Americans can pay". (or Americans are naive). Recently on Facebook, we read about the new system of calling 911 and saying "code blue". IT WORKS. An English speaker answers.

Recently my husband got pulled over for his tailgate being down when he was taking out quad to the repair shop.

The quad was anchored with straps and it was perfectly safe. He was pulled over near our home/ Reforma by a policeman that harasses only Americans in our neighborhood. The good news if 5 different people pulled over/most strangers/to see if he needed help realizing there was a language barrier. This ticket was a joke because if you have ever sat outside the Home Depot here everyone drives with their tailgate down transporting wood etc. The officer began asking for a bribe. He kept lowering the price realizing we weren't taking the bait. We don't do bribes. He finally got very angry and was yelling at my husband who had

offered to go to the police station. My husband got his badge number and calmly rolled up his windows saying he was calling Code Blue. This really upset the officer. Come to find out they really get in a lot of trouble if they are reported this way. Soon a female officer appeared. She spoke English to us and told the officer to drive away. We followed her to see "the judge" which is customary. The judge was very angry this had happened.

It is good to know they are trying to rectify the bribe situation in Mexico.

-----

We have an ongoing safety issue on our walk into town from Playa Grande at dinner time. Crossing Marina Blvd. is treacherous at the curve in the road as we head up Hildalgo to various restaurants. Speeds

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are so high there that drivers may not expect to encounter pedestrians. Once in a while, a car will stop and flashlights to let us know that the driver sees us. Other times we sprint. We've been enjoying Cabo for more than 20 years, but at 80-plus years, our sprinting skills are diminishing. Would a traffic light be feasible there? During our stay, we go out every

evening and find lights further along Marina Blvd. which we gratefully use. I saved a letter written to you on March 28, 2022, so I know that others have safety concerns. Could our issue be addressed?

We really enjoy the *Gringo Gazette* and usually see two issues during our two weeks in Cabo. Keep up the good work. 🌴



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## COOKING LIKE A MEXICAN...

continued from page 16

use a roasting pan), and add the wet masa and the salt. Mix with your hands.

Pour in the melted lard and continue to incorporate with your hands.

Now, add in the broth, one cup at a time.

Keep mixing with your hands. The consistency should be like a cookie dough but not runny. It should hold its shape in a spoon.

Add more stock if necessary.

Forming the tamales

Channel your inner Mexican abuelita and patience.

Now, take a corn husk, and pat it off with a dish towel.

Flatten the husk, and with a spoon, scoop out about ¼ cup of the batter. (Ice cream scoopers are great for portioning, but you should use a medium one unless you want huge tamales)

In the upper, wider portion of the husk, spread the batter to the size of about a postcard. Don't worry about making the batter thick in shape. It will expand as it steams.

Now, scoop out about two tablespoons of the pork mixture and spread it down the middle of the batter.

Fold over the right third of the husk, then fold in the left side.

Fold up the bottom.

Place uncooked tamales on a large baking sheet, folded side down!

Steaming the tamales

Place unused corn husks on each layer of your steamer. Place corn husks over the top of the tamales.

Add water to the steamer and cover.

Heat and steam over a constant medium heat for about 1 and ¼ hours.

Watch carefully to make sure that all the water doesn't boil away. Add more hot water as necessary.

Tamales are done when the leaf peels away from the masa

easily.

The tamales will need to rest for at least half an hour for the dough to firm up after cooking.

For the best tamales, let them cool completely, then steam them again to warm (you can easily heat them in a microwave in a plastic bag at this point).

Some tips:

Use the freshest corn available to make the nixtamal and masa. If you use prepared nixtamal from a bag, you'll probably get a gritty dry masa. That said, if that's what's available, use it, and don't deprive yourself of the pleasure of fresh hot tamales. Just beat for a longer time, so that it hydrates better.

Use the best lard available and use a fair amount of it.

Beat a lot, either by hand or with a stand mixer. Beating produces a suspension of masa, water, lard and air. An airy masa will produce delightful soft and puffy tamales.

Make your filling thick, so that you don't have runny ingredients while folding the tamale. You can also add a couple of tablespoons of masa to the salsa, and this will help make it thicker and sort of bind to the tamales when cooking.

Add a couple of CLEAN pennies, pesos or whatever coins you have to the very bottom of your pot with the water. The sound will let you know if it runs out of water and prevent an accident. Legend has it that it tastes more Mexican if you add peso coins.

As an extra recipe: the day after making them, or maybe even a couple of days after they have been refrigerated, tamales taste great when fried in a skillet with a little oil and served with a slap of crema and a sprinkle of queso fresco.

Good luck! Find me at ale.borbolla@gringogazette.com for questions, and photos of your own creations and ideas! I hope you try to make them just in time for February 2 to celebrate Candelaria in a traditional Mexican way! 🍌



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## FISH REPORT...

continued from page 17

a new option for anglers using the sabiki rigs.

For local fleets, the main grounds now being targeted have been straight off of the Puerto Los Cabos Marina region, where mackerel schools are congregating, and north to the Gordo Banks, Iman, San Luis, La Fortuna, and Cardon. Again, 5 to 15-pound dorado have been the most common gamefish found, with many charters filling their limit. However, some fish are up to 20 pounds. They are striking best on trolled ballyhoo.

Wahoo action has faded out. Only a few of these were seen all week, as the cooler

water temperatures have these pelagics migrating south to preferred temperate water.

Early in the week, some quality yellowfin tuna action was encountered near the Iman Bank. Fish to 60 pounds were taken while drift-fishing with squid. Also, off of San Luis Bank, some nice tuna were hooked into by yo-yo jigs where anglers were also catching some white bonito up to 12 pounds. Later, the tuna were harder to entice, and winds were up some days, making these farther grounds less accessible.

Still, not much going off the bottom rock piles beside the bonito, triggerfish, a few pargo, and leopard grouper. With a lack of sardina, not much sierra action or shal-

low water inshore action was targeted. Hopefully, these cooling waters will bring in some new schools of sardina, as they are always a valued bait resource for the coming winter season. ... **Eric Brictson, Gordo Banks Pangas**

**East Cape**

Despite an annoying north wind arriving each afternoon, the dorado continues to be the primary catch for anglers willing to gamble with the wind. The boats still wait each day for the yellowtail to take residence on the high spots a few miles outside the La Ribera Marina entrance.

Mark Rayor reports that the recent appearance of sardina up and down the beaches bodes well for the East

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Cape fishery a few months from now. He backs up his report with photos of them being chased onto the beach.

**La Paz**

It has been mainly a sunny week with nice temps between the mid-50s and mid-60s. Although, not many folks are out on boats because of North Winds roughing the waters. We have had to cancel several trips because of it.

However, here and there, some folks found some windows of opportunity to get out in-between gusts. Many of the folks who do get out are locals with flexible schedules and can find the better days,

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or they are tourists who have wiggle room in their vacation agendas to avoid the windier times.

Surprisingly, there's still some dorado around that are usually gone by October or November. That leads me to believe there are still some warm water patches here and there. However, most catches were colder-water fish like small yellowtail and numerous sierra and bonito, jacks, and cabrilla.

There are lots of live sardina, although yo-yo jigs have also been productive if you can keep them off the rocky bottoms.... **Jonathan Roldan, Tailhunter International**



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## WORLD RENOWNED GOLF...

continued from page 18

Next is the 18-hole Cabo del Sol Ocean Course designed by Jack Nicklaus that stretches over a mile along the rugged coastline of the Sea of Cortez. It has been captivating world-class golfers since its opening in 1994. There, you'll find seven holes perched right above the sea. Then as you wrap up your game, play *"the three finest finishing holes in all of golf,"* according to Nicklaus himself. The signature hole is at the 17th – a PAR-3 hole nestled among bunches of cacti, large boulders and a menacing cove.

Now that you've learned about some of the world-renowned golf locations throughout Baja Sur, you need to visit Baja Sur to experience them for yourself. As you'll see, this Mexican State on the south end of the Baja peninsula provides some of the best vacation destinations in the world, of-

fering much more than meets the eye. And when combined as a golfing destination, your Baja Sur vacation will be an Ace -- a hole-in-one!

Interested in living in a golf community? Contact me at [info@ronival.com](mailto:info@ronival.com) or Instagram @nickfong\_ronival or Facebook/ Ronival Real Estate. 🐦

## SOCIAL CLUB LEARNS...

continued from page 19

p.m. Wednesdays to Mondays. Marsha also announced that there is

a 15% discount for all Los Cabos Tomatoes members when they return.

The "Network Spotlight" speaker of the month was Dawn Solomon -- oenophile, wine expert, and a long-time member of Los Cabos Tomatoes. Originally from the Midwest, she moved close to Napa Valley in Northern California to explore her passion and expand her knowledge

of wine. After writing and publishing a guidebook on wine-tasting experiences in Napa Valley in 2000, she began organizing bespoke wine events in 2005. She has also arranged specialized wine pairing events since 2007 and continued to regularly do so monthly for ten years for both small and large scale groups. Her accomplishments in "el mundo del vino" are vast and authentic.

This expertise led her to develop the concept of the "progressive dinner" where guests can experience three restaurants in Cabo San Lucas in a single night. The

first establishment serves the appetizer, the second one the entrée, and the third and final stop serves dessert. All restaurants pair food with wines from their menu and each is located within walking distance from the other. This inspired approach encourages locals and visitors to have a unique experience that only Los Cabos can offer.

Dawn's current pursuits include educating locals, visitors and wine enthusiasts about Baja's up-and-coming Valle de Guadalupe region located in the northern portion of the peninsula. She is effusive in her love of the region and is quick to mention that the oldest winery in North America is located in Mexico.

Along with her business partner Tana Craighead, the pair has also established [cabowineclub.com](http://cabowineclub.com) to showcase wine-tasting events at area restaurants. The Gastro Vino Baja Food and Wine Festival in Todos Santos on November 11-13, is their next focus. More information on the upcoming festival can be found on <https://www.gastrovino.mx>. Special arrangements can be made for tours and transportation. Contact them on Facebook or Instagram @cabowinedivas.

Twenty-six members and

guests attended the Dutch Luncheon. Guests attending included Kerry Burton from San Jose, California by member Donna Floyd, Yvonne Connor from Vancouver, Canada by member and sister of Angela Connor, Cindy Schaffer from Enumclaw, Washington by member Sandra Berry, Edith Vizcurra from Mexico City, Mexico by member Judy Miller, and Shar Wagers from Covington, Washington by member Dawn Solomon. Those joining were Yvonne Connor, Kerry Burton, and Shar Wagers.

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# The Sleuth's Guide to Condo Buying

BY WILLY WISE

So having read my last Gringo Gazette article on the topic of condo buying, have you done your homework, talked to people, and understand the financial statements now? Now it's time to do a final walkthrough before writing the offer. Why not just write the offer and make the whole deal conditional on a suitable house inspection? Once the offer is written you are in a contract and once the conditions are addressed the contract is fulfilled and now pay up because the condo is yours. Also, what if the house inspection didn't find all the deficiencies? You paid several hundred dollars for the inspection but the disclaimers you signed off on absolve the inspector of what he didn't see so now it's time to get out your wallet.

What if you could have done your own inspection before you write the offer? I have made material reductions in the offer price after finding deficiencies on my own and

reduced the offer by thousands of dollars and still had it accepted. It's hard to renegotiate the offer price after it's written even with deficiencies and unless you are outright going to walk away it's better to do it all on the front end. You need to highlight the deficiencies to the seller as they may or may not know about them.

Really smart sellers will have the house inspection done themselves and present it to potential buyers to offer transparency and ease of transacting. This is a great seller move as it gives the seller the opportunity to fix any deficiencies and hold the offer price firm as you know your place is in top shape. If you run into this, just make sure the inspection is dated relatively recently.

Deficiencies fall into degrees of severity from "walk away now" to "I can fix that myself". The 2 most critical deficiencies are cracks in walls and water damage. Next on the

list is slow drains, the slope of balconies and shower floors as well as termites. The third is the shape of the appliances and after that, it's pretty minor and certainly not a deal breaker.

Let's start at the top, cracks in walls mean the building is moving and that's never good. Buildings in Mexico are typically made from cinder blocks and if done properly steel rods (rebar) and concrete are put in the vertical channels in the blocks to fortify them. Roofs are corrugated steel decking with poured concrete containing rebar or steel mesh for strength than some type of sealing product or terracotta tile to finish it off. Given cement is hard there is a degree of brittleness to it which means small cracks are normal, large cracks on the other hand are problematic. With older condos, the settling of the building is likely done and the deficiencies have been worked out, new condos on the other hand have yet to prove the workmanship trustworthy. Also, look to see if cracks have been patched and have opened up again, that means the place is still in motion.

Cracks and settling naturally lead to big problem #2 which is water leaks. In years gone by Cabo was in a 10-year

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drought but that's ended and tropical storms have exposed major deficiencies in a lot of complexes. Ideally, it's best to be in the place when a big storm occurs as several inches of rain reveal a lot of sins that sunny weather won't show you. Ceiling leaks are worst of all so look for water marks around ceiling lights or rust on ceiling fittings implying they have been wet. Look at carpets and furniture for watermarking or mold on carpets or cushions. Peeling paint, paint bubbles

and a lot of fresh paint are potential clues the underlying walls have been wet in the past and may get wet again in a good rain. Having a property manager that can arrange to quickly open up the place and let it dry out is critical or face moldy furniture and rugs when you get back.

To me, these two problems need a really close look and despite the nice ocean view and good price I would likely walk away and look for something

**CONTINUED ON PAGE 28**

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THE LEGAL ASPECTS OF...  
continued from page 20

should spend a few minutes reviewing the financial reports for their complex on a regular basis. When staying in the unit, they should open their eyes and review the condition of the complex. Is it well maintained? Or is maintenance being deferred? This will affect the value of the complex and the value of the unit. More and more, absentee owners are selecting professional management companies to perform all

administration and maintenance services rather than having these services performed by the Homeowner Association or its Board of Directors. This makes sense especially when properties represent a second or third home for the owners who are busy and wish to spend their limited time at the unit enjoying it... not managing it!

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BY JOHN GLAAB

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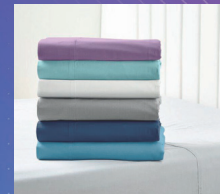
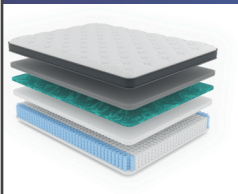
certifications, discounts on networking conferences and continuing materials designed to help the Realtor® in his business.

Another major benefit is the public perception of the Realtor®: Continual advertising and promotion in the US and Canada influence citizens to select a Realtor® rather than a "rogue agent" to represent them in their buy and sell operations. This same advice transfers to the Mexican Realtor® and creates an instant level of high credibility. Our clients, mostly from the US and Canada, trust Realtors.®

And check out the NAR Code of Ethics. It is the perfect guideline for responsible and solid representation which, when used in conjunction with the AMPI Code of Ethics and Mexico's Mercantile Commission, provides the answers to any agent desiring to do a proper job of representing his buyer and seller clients.

As an associate member of AMPI, International NAR membership is included at no extra charge!! So much for so little! 🐾

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### THE SLEUTH'S GUIDE TO... continued from page 26

better. Also, don't be fooled by price; expensive places can crack and leak as well. Is the place built on packed sand or bedrock?

Next on the problem list are

slopes of drain pipes, balconies and shower floors. Turn on taps wherever there is a drain and see how fast the water drains away. It's a surprisingly common problem in Mexico with new construction as the installers likely won't have a chance to test their work before the sinks and tubs are

installed. I know 3 complexes where walls had to be jack-hammered open and the pipes reinstalled so the drains could work. Balconies are another place to look for problems. I was looking at a condo and deliberately poured a pail of water on the balcony and watched as the water flowed

back into the living room instead of out the drain pipe. In the same condo I turned the shower on and watched as a half inch of water pooled at the back of the shower as the shower floor wasn't sloped to the drain. I wondered what the squeegee in the shower was for as there was a shower curtain,

not a glass door.

Termites are a fact of life in Mexico and you don't want these little guys in your house. There are several kinds down here including wood and cement burrowing. Any wood with small holes, the telltale termite "dust" on the floor or soft or crumbling wood window frames or cabinets require immediate addressing as it only gets worse. The cement type will leave a small brown or grey trail up a wall where they are residing. Termites can be dealt with by removing and replacing the wood or having exterminators come and professionally treat the affected areas. In worst cases, cabinets will need replacing and that will necessitate a big price adjustment. If you suspect wood termites push on the potentially affected areas with a car key and see if the key penetrates the wood. Also buying used furniture here can be risky as the little fellas might be in the wood framing and you may just have introduced them into your place. Turn the sofa over and have a good close look at all of the wooden parts

Lastly, have a good look at the appliances. Older appliances don't mean they are bad but expect to be replacing them in the next few years. Hot water tanks fail regularly (5-7 years) in Mexico due to the "hardness" or calcium content of the water. Icemakers in fridges are a perennial problem as the plastic water lines disintegrate in the summer heat after just a couple of years here and burst (usually when the condo is unoccupied) and now you have a big problem especially if you have people living below you as you will be responsible for their damage too. A simple fridge is a problem-free fridge.

Well, that's an abridged version of the condo buyers' checklist. Hopefully, this will give you some insight into what to look for to help you make an informed buying decision and avoid costly problems after the fact. 🦋

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