



William Bond

Manager's Report

Since my last article in the Village Voice, our emphasis has been to push forward with some of the larger ongoing projects throughout the complex. Good weather has allowed us to pick up the pace on many of these projects. Here are some updates on a few of these projects.

After repairing and/or replacing flat roofs with leak problems, the siding project has started to move forward once again. In the past two weeks, the roofers have replaced the siding on the two units and are now doing a siding replacement on a model 610 unit in court 37. The Association budgetary plan is to re-side a total of forty units this fiscal year.

The progress on the painting project has been moving along as it was planned. The maintenance crew has completed the repairs to court 56 and they have moved into court 57 this week. Pro Tech has finished the painting in courts 54 & 56. We have only 13 courts left to complete on the painting of the new color schemes.

Another project that is scheduled the repair and the sealing of all the private streets and courts throughout the Association. As you may recall, the Board agreed to postpone the asphalt project until summer and give the Association a chance to build up reserve funds. This week I will be walking through the complex with a few asphalt companies and determine what is needed in the Association. I am hoping to have at least three bids and a number of asphalt repair options to present at the board meeting in May. My goal is to get started with the asphalt work by the end of May.

One of the major tasks our landscape crew took on this month was the replacement of a drainpipe that ran between courts 54 and 55. The problem with this drain was that it had a negative slope at the beginning drain box. The landscape crew had to elevate the starting point of the drain to make it run properly. This required adding top soil to lift the landscaping area at the back of court 54, the starting point of the drain. In addition, some of the sidewalks had to be elevated and/or restructured to accommodate the higher elevations of the landscape. This task took approximately six days to complete. The drains have been tested and are now working properly.

The dryer, warmer weather has forced us to turn on the irrigation clocks once again. The turf areas are now being watered automatically five nights a week for approximately five minutes. To help conserve water, we are asking for the residents' help. Please report to the office any broken sprinkler heads or improper watering you may find throughout the complex. We will make sure the repairs or any adjustments are done promptly.

You may have also noticed the painting and stenciling of the fire lanes throughout the Association. We also will be stenciling "PRIVATE PROPERTY" at the end of all the private streets in

Mesa Village. In addition, all signs throughout the complex are being looked at and replaced if needed.

Annual Community Sale Volunteers Are Needed



It is that time of year to start preparing for the Annual Community Sale. The Association is looking for volunteers to help coordinate this year's sale. If you are a

resident and have the time, then please contact the office at 858-566-0244.

Important Notice

It has been observed that many units have overgrown trees, shrubs and vines. Please inspect your patios and exclusive areas for signs of these problems and do trimmings as necessary. Following are the items to look for:

- Trees hovering or laying on roofs or fire places
- Vines growing on walls, fascia or fences
- Shrubs, trees or vines protruding into the common area
- Tree roots causing damage to structures such as fences, sidewalks, foundations and plumbing

The monitors will be issuing violations as needed which could result in fines. If you have any questions, please call the office.

Spring Cleaning!

Spring cleaning, getting a new appliance, bed or dresser? If so, great, but remember your carport is not meant for storing these new items or the old items. However, if you are making arrangements to have Good Will, Amvets or another company pick items up, please call security and let them know the date. On the day of the pickup place the item in your carport. Please make sure you give security the exact date. **Do not** place items in the carport until the day of the pick up.

Help Keep Your Neighborhood Litter Free

- Do not pack trash tightly in your container.
 - Trash should be bagged or wrapped before placing in trash containers.
 - To reduce insects and rodents, keep containers clean.
- Tree and shrubbery trimmings, palm fronds and lumber (no more than 4-feet in length and 40-pounds in weight) must be securely tied in bundles at both ends.

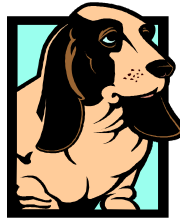
Architectural Changes

We have noticed an increase in remodeling, upgrades and architectural changes going on throughout the Association.



While this usually increases property values, there are guidelines and requirements that need to be followed. Any exterior changes **MUST** have an approved *Architecture Request Form and Release* filed at the main office and given **WRITTEN PRELIMINARY APPROVAL PRIOR TO STARTING**. All projects that have not been approved by the office or Board are subject to removal at the homeowner's expense. This could be costly. Architectural changes can take up to 45 days for approval or denial. If you have any questions regarding these procedures, please call the office at (858)566-0244.

Description of Problem	Phone Number
Abandoned Vehicle	858-495-7856
Alarms/Car or Buildings	619-531-2000
Dangerous Animals	619-236-2341
Dead Animal	858-492-5060
Graffiti	619-525-8522
Leaking Fire Hydrant	619-515-3525
Loud Noises	619-236-5564
Mail Box Keys	800-275-8777
Pot Holes(City Streets)	619-527-7500
Shopping Carts	800-252-4613



The Association has been receiving quite a few complaints about barking dogs. If the monitors receive complaints they will investigate and if they are able to verify the complaint they will issue a violation.

PET LEASH RULES:

No household pet(s) shall be allowed in common areas unless they are on a leash. While walking your pet(s) in the common areas, you **MUST** clean-up after them or you could be fined. Pet(s) are not allowed to be tied up in front of a condo in the common area. Pet(s) found wandering loose in Mesa Village will be turned over to the San Diego Animal Control.

The rules are in effect at ALL times. Violations will be issued and possible fines levied to residents who do not comply with these Rules & Regulations. If you see anyone not complying with the rules please report this to the Mesa Village Monitors at (858)442-5431.

SAFETY MESSAGE FROM YOUR MONITORS

To ensure a joyous spring and summer please be safety conscious. Secure your home and cars when leaving your unit.

Herb Bridges – Monitor Supervisor



Herb Bridges
Monitor Supervisor

Monitor's Number
858-566-0244 Option 1

Emergency Number 911-Police
911-Fire

Non-emergency number
619-531-2000

Mesa Village HOA
10540 Caminito Baywood
San Diego, CA 92126