

**Next Meeting: April 15, 2008 at 7PM OFFICE HOURS: Monday-Friday 8AM-3PM**



**William Bond**

## Manager's Report

You may have noticed that Mesa Village has been busy with a number of work activities throughout the complex. However, due to the rainy conditions lately many of the major projects have been somewhat delayed. The arrival of good weather has once again given us a window of opportunity to resume project activities and pick up the pace. Here are the updates on some of the activities ongoing in Mesa Village.

### SIDING & ROOFING

The roofers have managed to replace the siding on six units in the past four weeks. We have also replaced one flat roof this past month. Currently, the roofers are working on finishing the siding replacement on three units in court 89. The Board's budgetary plan is to replace the siding on a total of 45 units in FY2008.

### PAINTING

The maintenance crew is now working on the repairs in court 48 and will be moving into court 49 within a week. Pro Tech Painting has been given authorization to start painting on the prepared courts (46 through 48) and will be handing out notices to the residents on the scheduled dates they plan to paint.

### ASPHALT

Another project that is scheduled by the end of this year is the repairs and sealing to all the private streets in the Association. I am currently compiling bids for the Board to review and approve.

### LANDSCAPING

Recent rains have proven that our pre-maintenance program appears to be working. There were no reports of any blocked drains and/or flooded areas during the rains in the past two months. The rainy weather has also allowed our landscapers to reduce the amount of watering in the past two months. For this reason, Mesa Village has been able to cut their water usage approximately 25% or more, a saving of over \$5,000 so far this fiscal year. The irrigation clocks still remain off and the turf is being watered by the landscapers manually when it is needed. However, as warmer weather continues the landscapers will soon be forced to start the clocks to the irrigation system throughout the complex. To help us continue to conserve water, we ask that residents take notice and call the office on any broken sprinkler head or improper watering you may have seen.

## Emergency Utility Shut Offs

The office has been flooded with calls from residents wanting to know where their gas, electric and water shut offs are located. It is definitely important to be aware of where your shut offs are located. Every unit has their own gas, electric

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and water shut off. Please review the diagrams below so you can locate yours.

### **Tools Required:**

1. 1 pair of medium channel locks.
2. 1 medium flathead screwdriver.
3. 1 SDG&E key (available upon request at the office.)

## Meter Room? Wheres That?

Lets begin with identifying the location of the meter room that services your unit. Each courtyard has two meter rooms. Each meter room services half of the court.

The meter room that services your unit will be located on the side of the court your unit is on. It will only be accessible from the outside of the court. (see diagram 1)

Once you have located the meter room you will need to unlock the SDG&E lock (keys are available from the office upon request at a cost of \$2). **Please be sure to lock the gate when you are done.** After entering the meter room it is important to proceed with caution and identify the items that you are looking for. (see diagram 2). The gas meters usually have identifying numbers on them. If you cannot identify your meter you may need to call SDG&E. The main electrical breaker is located just under the meters. (see diagram 3). Like the gas meters, the breakers should have addresses listed on them. If you cannot identify yours then you will need to call SDG&E.

Is the gas off or is it on? Diagram 4 is showing a gas shut off that is currently in the **OPEN** position. Notice the valve is running parallel with the pipe. At this point to turn off the gas you would need your channel locks and would turn the valve until it is perpendicular to the pipe.

Is the electric off or is it on? Diagram 3 is showing the access panel to the main breakers. The main breakers servicing the

### Mesa Village Women's Club

#### Upcoming Events

This month the Mesa Village Women's club is will be doing some arts and crafts. We will also be discussing the Mesa Village Annual Garage Sale.

Meeting time will be 7pm Wednesday April 2nd at the Flores club house. As usual everyone is welcome. For more information please call Sandy Smith at 858-361-5229.

**Board Meetings Are Held Every Third Tuesday of the Month at the Baywood Rec. Hall**

units are typically mounted in a vertical manner. When the breaker is pushed up vertically this is typically **ON**. However, you should inspect the breaker, usually off is identified on the breaker itself.

## Water Shut Off

The water shut offs are easier to locate. (see diagram 5). The water boxes are located in the front of the courtyards. Usually on the right side. Looking at the courtyard standing in front of the water boxes you can identify them by counting the units from left to right. Once you reach the identifying unit, count the water boxes from left to right. Once you have identified your box, you will need to remove the cover carefully. Use the flathead screwdriver to help ease the cover off. Once this is done you will have access to the shut offs. Locate the ball valve next to your meter and turn it so it is perpendicular to the meter. This will turn off the water to the selected house.



Diagram 1 Meter Room



Diagram 2 Gas and Electric Meters



Diagram 3



Diagram 5 Water Shut Offs

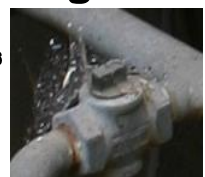


Diagram 4

### Basic Maintenance Tips



**Keep the drains flowing:** Twice a year you should use a drain cleaner on your drains. Ask your plumber or local Home Depot representative what they recommend. Let them know your drain pipes are ABS and that you would like something that has some type of root control in it.

**Keep the window tracks clean:** Vacuum and clean your window tracks routinely. This will help make it easier for them to slide and it will help ensure that the weep holes are kept clear of debris so they will drain properly.

**Going On Vacation:** If you are leaving for a long duration you should turn off the supply lines to your toilets and washer. When you get back remember to turn them back on. *You may also want to notify the monitors that you will be on vacation.*

**Check your dirt level in the Patio:** You should routinely check the dirt level in your patio area. This level should be kept below 1 1/2 inches below the bottom of the stucco line and should be graded away from your house and the neighbors.




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.



**Monitor's Numbers**  
**Cell: 858-442-5431**  
**After 1 AM: 858-442-5430**  
**Emergency Number 911-Police**  
**911-Fire**  
**Non-emergency number**  
**619-531-2000**

**Herb Bridges**  
**Monitor Supervisor**

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