



William Bond

Manager's Report

As you may have heard, Mesa Village has recently experienced a fire loss involving two units in our complex. The cause of the fire is still under investigation, but early indications are leading toward the cause being an electrical problem.

The estimated cost to rebuild and refurbish the two units will probably be more than \$300,000, not including personal items. Our Association's insurance carries what is commonly called the "Bare Walls Policy" which covers the rebuilding of the house from the drywall out, minus a ten thousand dollar deductible. In accordance, the homeowner is responsible for all the replacements and refurbishments throughout the interior of the home from the drywall in. This means the homeowners may need the funds to cover the texturing and painting, replace cabinets, sinks, toilets, tubs and showers, fixtures, floor and window coverings, appliances, and any other attachments and/or modifications to the unit. Also the Association's insurance will not cover any improvements in and around that exclusive area of that property and/or the personal property of the residents. Therefore, it is important that the homeowners know that they should invest in enough insurance coverage to handle their cost in case such casualties suddenly happen to their unit. Depending on the unit size, amount of improvements and the cost to replace the personal property losses, it is recommended that a homeowner, on an average, carries at least \$100,000 to cover the property and \$100,000 in Personal Liability. Another optional, but recommended coverage, would be special assessment coverage. Special assessment insurance will cover and protect you if the Association decides to assess the homeowners because of catastrophe losses. For owners who rent their unit, it may be a good idea to insure yourself for loss of use. Loss of use will pay the unit owners living expense while the unit is

inhabitable due to an insured loss. If a unit is rented, this coverage will be replaced with loss of rents coverage. To get a better idea on what coverage you need for your home, please call your insurance agent for more information. It is always better to plan ahead and have enough insurance coverage in case of unexpected casualties.

Now, let me update you on some of the activities ongoing in the Association. The siding project continues to move at a steady pace. The Board's projected plan is to complete the siding replacement on all 78 remaining model 20-series units and 30 more flat roofs this fiscal year. Since my last report to the Board, MRP Roofing managed to complete the siding on six more units and two flat roofs at a total cost of \$25,025. So far in FY2014, MRP Roofing has replaced the siding on 35 units and 6 flat roofs at a cost of \$138,758. The Board has put aside a total of \$368,989 for the roofing and siding replacements this fiscal year. MRP Roofing crew is currently finishing the work in court 60 and will be moving into court 61 to replace the siding on another six units once court 60 has been completed.

The progress on the painting project has also been moving along well. The maintenance crew has completed the repairs to court 81 and will be working on the repairs on court 82 in the next two weeks. Pro Tech has been authorized to proceed with the painting and will start courts 79 through 82 within the next two weeks. We will have all the units completed on the west side of Mesa Village once court 82 has been painted.

One of the largest and costliest of the projects scheduled this year will be the asphalt repairs that are needed throughout the Association. The Board has put aside a total of \$247,000 in expenditures for asphalt and re-pipes replacement/repairs this fiscal year. It is my plan to start my walkthroughs at the end of May and determine what repair work is needed throughout the Association. I am hoping to finish overlaying the remaining 4 streets and replace the asphalt to 10 courts, along with all repairs and sealing needed throughout the Association this year.



Dryer weather has also made it difficult to conserve water. We have set the irrigation clocks to water four times a week at four to seven minute increments, depending on the needs of the area. Because the timers are set to water at night, security has been informed to monitor and report any sprinkler heads that are broken or are not directed properly onto the turf. Residents can also help by reporting to the office any problems they may see on the sprinkler systems. California Tree Service has been given the authorization and will start trimming the Eucalyptus trees on Monday the 19th. There are a total of 74 trees and the cost to trim them will be \$11,240. The Association has purchased PRIVATE PROPERTY signs which will be installed on each of the courts that face the public streets. There are a total of 28 courts that face the public streets. The signs will also include a statement saying NO TRESPASSING and NO SOLICITING. The signs will be installed by the end of this month.

PARKING ETIQUETTE

Many of you are already aware that during the evenings and weekends, parking tends to become a problem. When parking your vehicles, certain considerations should be put to use.

- You should utilize your carport for parking before parking on the street.
- Larger profile vehicles should be parked at least 15 feet away from a courtyard entrance or parked in the cul de sac.
- Vehicles parallel parked on the street should not block the court yards or sidewalks in any way. (*This is cause for the issuance of violations, fines and or towing.*)
- Parallel parked vehicles should pull up as close as possible to the next vehicle in order to optimize space.
- Vehicles parked in the cul de sac **must** be parked between the parallel lines to optimize parking. (*Not doing so is cause for the issuance of violations, fines or towing*)
- Parking is first come first served.
- Trash pick up day utilizes a lot of curb space; as a courtesy, place your garbage can in a red zone even if it's across the street.

If we all try and follow these steps, we can improve the parking situation greatly and make our neighbors happy.

Safety First

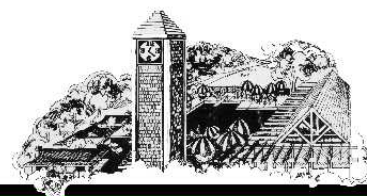
It is recommended that all residents and owners install UL listed smoke detectors in all sleeping rooms as well as hallways or other rooms (except kitchens and bathrooms) that give direct access to sleeping rooms. These smoke detectors should be maintained and kept in working order by inspecting, cleaning, and testing them for proper operation every 6 months.

Important Reminder About Decals For Pool/ID's

The Association no longer issues decals. The monitors will continue to check pool cards electronically so there is no longer a need to issue decals every two years. Please note that you are still required to have a Pool/ID while in the pool area. Your current Pool/ID card is still valid with or without a decal as long as your name is on the resident list and your unit is in good standing. It is important that Homeowners keep their resident lists up to date. If you have any questions please contact the office.

No More
Decals

The Village



PRIVATE PROPERTY

FOR USE AND ENJOYMENT BY MESA VILLAGE RESIDENTS

TO ASSURE A CLEAN AND PLEASANT ENVIRONMENT, YOU **MUST**
CLEAN UP AFTER YOUR PETS. **DOGS IN THE COMMON AREAS**
MUST BE SECURED ON A LEASH AND KEPT UNDER CONTROL.

PLEASE REPORT PERSONS NOT FOLLOWING THE RULES
TO THE MESA VILLAGE MONITORS AT 858-442-5431.



SUBJECT TO FINES UP TO \$500

Thank you for being respectful of your neighbors.

AREA MAY BE UNDER VIDEO MONITORING FOR
ENFORCEMENT OF THE RULES AND REGULATIONS

Emergency Utility Shut Offs

From time to time the office receives 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 its own gas, electric 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? Where's 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, you will need to call SDG&E.

Is the gas off or is it on? Diagram 4 shows 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 shows the access panel to the main breakers. The main breakers servicing the units are typically mounted in a vertical manner. When the breaker is pushed up vertically, it 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 HOMEOWNER 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 the dirt level in your 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.

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 **WRITTEN PRELIMINARY APPROVAL MUST BE RECIEVED 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 ext 2.

Pool Parties, Rec. Hall Parties, and Parties with Astro Jumps

Download request forms and Check Out Our Events Calendar Online For Rec. Hall and Pool Party Availability @ www.mvhoa.org

It is that time of year and more of our residents are looking to have some sort of party. Whether it is a party in one of the recreation halls, at one of our pool sides, or using an Astro Jump in the park, there are some simple procedures that need to be followed to insure that you are in compliance with the Rules and Regulations.

Deposits and Fee Schedule

Astro Jump: **No fee required** (*The Association does not supply Astro Jumps*)

Pool Party: \$20 Deposit

Recreation Hall Fees:

- ◆ \$100 Security Deposit - All Rec. Hall Events
- ◆ \$35 Usage Fee Monday-Thursday
- ◆ \$50 Usage Fee Friday-Sunday

ALL fees are collected at the time the reservation is made. The Association only takes **checks** or **money orders**. You must be 18 or older and have a valid Mesa Village Pool ID. For more information or to make a reservation, please call the Mesa Village Office at 858-566-0244 Monday through Friday from 8AM-3PM.

Please Note: If you intend to use the pool in conjunction with the rec. hall, you need to reserve both separately. You need to request this when you reserve the rec. hall.

How To Avoid Too Many Guest In The Pool Area Violation

Simply Contact the office during our normal business hours and request to have permission for additional guests. If you are 18 or older and have a valid pool card on file, we can electronically extend your guest count for up to 6 guests. For more information, please contact the office. (858-566-0244)



Garbage/Recycle Bin Schedule Is Available

@ www.mvhoa.org



For Any Questions Regarding Refuge Service, Missed Pickups, Bin Repair or Replacement or for Bulk Item Pickup Call Allied Waste 619-421-9400

Description of Problem	Phone Number
Abandoned Vehicle	858-495-7856
Alarms/Car or Buildings	619-531-2000
Curbside Refuge Pickup <ul style="list-style-type: none"> ◆ Garbage Can Repairs/Replacement ◆ Schedule Bulk Items to be Picked up ◆ Customer Service 	619-421-9400
Dangerous Animals	619-236-2341
Dead Animal	858-492-5060
Graffiti	619-525-8522
Leaking Fire Hydrant	619-515-3525
Loud Noises	619-236-5500
Mail Box Keys	800-275-8777
Pot Holes(City Streets)	619-527-7500
Shopping Carts	800-252-4613



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

Mesa Village HOA
10540 Caminito Baywood
San Diego, CA 92126