

# VILLAGE VOICE

September 2008 Issue

Phone:858-566-0244 Fax:858-566-0231 Monitors:858-566-0244 Option 1 Email:mvhoa@san.rr.com www.mvhoa.org

**Annual Meeting: October 28th, 2008 At 6:30PM**

**OFFICE HOURS: Monday-Friday 8AM-3PM**



William Bond

## Manager's Report

As weather start to change and winter rolls in, so do many of Mesa Village's maintenance priorities. The landscape department especially has turned their concerns on some pre-maintenance tasks before winter arrival. As part of our pre-maintenance plan for winter, the landscape crew will be testing and making sure the drains work properly throughout the complex. Much of this work has already been started and I am confident that we will be ready for any heavy rains that may hit this winter. Another important task the landscapers will be concentrating on is the trimming trees which have branches hanging over chimneys. At the same time, as a fire precaution, the maintenance crew will be sweeping off leaves and debris that have accumulated on top of the roofs. A list is being generated and the units that require their roofs to be cleaned will be given prior notice as to when the work will be done.

Another item the Association has been closely monitoring is watering throughout the complex. The recent jump in the water rates has brought the Association's water cost up to a new two-month high, a total cost of \$27,296. The irrigation clocks have been turned down and landscapers have been monitoring all the turf areas to make sure proper watering is being done. However, we are asking for the residents help, please report to the office any broken sprinkler heads or improper watering you may have found throughout the complex. We will make sure the repairs or any adjustments are done promptly.

One of Mesa Village's largest reserve projects which are currently in progress is the siding replacement project. The Board's projected plan is to complete the siding replacement on the remaining model 10-series units within the next four years. The Board has set a side a total of \$290,280 in reserves funds to re-side 40 units in FY2009. At this time, the siding project is on hold to allow the reserve funds to build up. At the December's board meeting, the Board will once again take a look at the Association's reserves and decide when the work activities can resume with the siding project.

The painting continues to move along extremely well. The maintenance crew has recently completed the repairs in court 52 for painting and has moved into court 54. Pro Tech Painting has been given authorization and has started the painting on courts 51 through 53. It is the Board's plan to paint 16 courts in FY2009, approximating 96 units.

## Annual Roof Cleaning

The maintenance crew will begin cleaning the leaves off the roofs in the middle of October. They will be posting notices on the doors of the units that are in need of cleaning a day before they do the work. If you have any questions you can contact Lupe at 858-566-0244 extension 3.

## Annual Meeting

The annual meeting is scheduled for October 28, 2008. Check-In time will be at 6:30PM and the meeting will begin at 7PM. The FY2009 Budget and request to serve forms were mailed out last month to the members. If you did not receive them, please contact the office. The Annual meeting packet will be mailed out shortly after the September Board meeting. Be sure to read the voting rules and return your ballot as instructed to help insure that a quorum can be established at the October meeting. If a **quorum** is **not** established then additional mailings will have to be mailed to the homeowners which will be an additional cost for the Association and ultimately its members. So be sure to read the instructions carefully and return your ballot as soon as possible.

## Holiday Decorations

While the Association does allow holiday decorations, all decoration should be removed no later then two weeks after any given holiday. The Mesa Village Monitors will be issuing violations as needed.

## JD's True Sense

According to Webster "APATHY is a lack of interest in or concern for things that others find moving or exciting". What does this mean? Are your lifestyles being affected? Does the security of your family really matter? Do you really find enough parking? Are your streets and courts in need of repairs? We all have problems, but, being a homeowner at Mesa Village should not be one. Mesa Village needs your help in continuing to make this a truly great place to live. Become involved and help serve this Community. We need interested volunteers most of all. **YOUR COMMUNITY COUNTS ON YOU.**

JOHN D. NORRIS  
Treasurer, MV HOA



## 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 the complaints they will investigate and if they are able to verify the facts they will issue a violation notice.

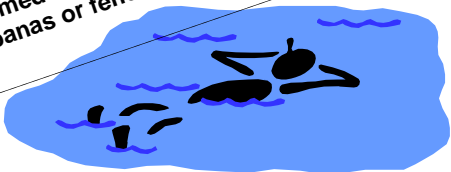
**PET LEASH RULES:**

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.

**Water temperature**

The American Red Cross recommends that the most healthful swimming pool temperature is 78-82 Degrees Fahrenheit. Be sure to use an accurate pool thermometer, since a variance of just four degrees above 78 Degrees could use as much as 40% more energy. Shelter the pool where possible from prevailing winds by using well trimmed hedges or other landscaping, cabanas or fencing as windbreaks.



# Chimney Sweeps



We have received many calls from residents inquiring about chimney sweep companies. After researching the matter, we are happy to report that the following companies have offered our residents the following discounted prices on chimney sweeping.

Company Name	Single Story	Two Stories	Number
L Seven N <sup>o</sup> Company Ventilation	\$159.95	\$179.95	(619)222-2277
Chimney R US	\$109	\$119	(619)280-4700

## West Nile Virus

It has been reported that a Mira Mesa man became the 12th person in San Diego County to get West Nile Virus this year. For information on how to better protect you and your family please visit [www.SDFighttheBite.com](http://www.SDFighttheBite.com).



*Monitor's Number*  
858-566-0244 Option 1

*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**