



Mesa Village Homeowners Association

10540 Caminito Baywood
San Diego, CA 92126
www.mvhoa.org

Office
(858)566-0244
mvhoa@mvhoa.org

Phone: (858)566-0244
Fax: (858)566-0231
mvhoa@mvhoa.org

August 11, 2025

Dear Homeowners

Enclosed please find a copy of the FY 2026 budget of the Mesa Village Homeowners Association which will become effective October 1, 2025.

In developing this budget, the board reviewed our operating and administrative costs for the previous fiscal year. The financial projections for FY 2026 included anticipated changes to material, operating / administrative costs and inflationary increases in costs.

Over the past year inflation has cooled some, however, the high prices from the previous year's unprecedented inflation remain. Consequently, everything we spend money on, maintaining our HOA, remains at higher levels than years past. In addition, state and local minimum wages have been raised significantly in the last few years, requiring more expenditure on salaries, wages, workman's comp, etc. As you recall, we have experienced unusual expenses due insurance and Zinsco panel replacement. As a result, our reserve funding has been trending lower. The board understands this trend must be reversed. In an effort to adjust to these realities, the board has decided to increase assessments for FY2026 by \$20 per unit. Please check the last page of the budget for the fee amount for your unit.

In accordance with the California Civil Code Section 5300, the association has enclosed the written delinquency enforcement policy and information about Alternative Dispute Resolution (ADR) as required by Civil Code Section 5975.

Sincerely,

Jim Webster
President of the Board of Director

On Behalf of the Board of Directors
Mesa Village Homeowners Association

Please Find Enclosed the Following Items:

- Violation and Fine Policy
- IDR, ADR and Collection Policy
- Reserve Study
- FY 2026 Budget
- Tenant Owner Information Form