

## Upcoming Board Meeting

November 20, 2018

December 18, 2018



# The Village Voice



Mesa Village Homeowners Association  
10540 Caminito Baywood  
San Diego, CA 92126  
858-566-0244 Fax: 858-566-0231  
Office Hours: M-F 8am—3pm

**All Residents Welcome**

**www.mvhoa.org**

**Monitors 858-442-5431**

### MANAGERS REPORT



I would first like to extend congratulations to the candidates who were elected to the Board this year. I would especially like to express my deepest appreciation to Dinesh Sandal, who has decided to step down after serving 16 years as a Board member. Dinesh Sandal's hard work has contributed much to

help push projects forward and implement policies for the betterment of the Mesa Village. His love and devotion to the Association will truly be missed. I also would like to welcome a new Board member, Andrew Pappas. I am positive this Board will continue to further improve Mesa Village.

As we roll into a new year, we will be busy implementing major projects that were scheduled in the budget for this fiscal year. Here now are some updates on some of those projects:

One of the largest and certainly the most costly of these projects for the next eight years is the asphalt project. You may have already noticed that a lot of work has already been done.

In the past two months, the Association has removed and replaced the asphalt in two additional courts. At the same time, we have replaced the plastic water lines with copper lines to service each unit. Also included with this project this year will be the repairs and seal to the asphalt throughout all the streets and courts in the Association. We have completed the repairs and seal on 65 courts. The remaining 24 courts were repaired but we have delayed the seal because it was determined that additional repairs were needed. Eagle Paving is scheduled to make the repairs on the remaining courts on November 12<sup>th</sup>. The seal on these courts will follow sometime shortly after the repairs have been completed. Notices in advance will be given to the residents that are affected. I will be holding off on the seal with the streets until winter has past and warmer weather has arrived, probably sometime during the month of April.

The progress of the painting project continues to move along. In FY2018, we managed to make the repairs and paint the wood trim and doors on 12 courts, a total of 72 units. The maintenance crew recently completed the repairs to court 51 and is now working on the repairs in court 52. Our projected plan in FY2018 is to repair and paint 15 courts, a total of 92 units.

As you may have heard, Mesa Village has recently experienced a fire loss on one of the units inside our complex. The cause of the fire was determined to be improper resident maintenance to the fireplace. The cost to rebuild and refurbish the unit was \$121,166, not including personal property. This could have been avoidable if the chimney was periodically cleaned and inspected by professional chimney sweep company. How frequently should you get a chimney inspection will depend on how often you use it. Residents that use their fireplace often should have an annual inspection done.

### SOLAR FOR MVHOA

Recently there have been several discussions / postings online concerning the possibility of MVHOA acquiring a solar system. These postings, made by Steve Leads, who is not on record as being either a homeowner or a resident of Mesa Village, contained a multitude of false and misleading information. I will try to shed some light and clarify what the Board of Directors is considering.

When the idea of solar for the HOA was presented to the board, the potential for saving the HOA considerable money required that we investigate it. As the board began looking into it, we agreed that a project of this significance should be presented to the general membership to get their opinion. A survey was sent out with a "mail in" card to poll how the membership felt about such a project. Of those who responded, 83% were favorable to the idea. Therefore, the board felt comfortable perusing the project. It has been a long process, many meetings, presentations from and vetting of contractors, studying various configurations, etc.

The project is intended to provide electricity for HOA needs only. The HOA currently spends approximately \$57,000.00 per year for electricity. That cost will likely increase in future years to approximately \$78,000.00 per year in 10 years and \$110,000.00 per year in twenty years. To be able to eliminate that expense would be very advantageous to homeowners, one more way to keep dues in check.

If purchased, no loans will be used. It will be bought outright. Over the last 8 or 9 years, the board has

Successfully invested in CDs and controlled spending. We now have sufficient reserves to pay for the proposed solar installation, as we did for the recent sod / landscaping project. The cost of the installation is expected to be recovered in 6 years through saved energy costs.

Current planning calls for panels to be installed on existing HOA building roofs and perhaps a gazebo type structure in the Flores pool area. No unsightly commercial structures, as shown by Steve Leads' (pen name?) online postings.

I find it curious why any homeowner would prefer to continue to pay increasingly higher energy bills when they could be paid for by a solar system, not to mention the benefits to the environment by reducing the consumption of fossil fuels to produce that energy.

Jim Webster  
President, MVHOA



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

#### **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 it to the Mesa Village Monitors at (858)442-5431.

## **Safety Tips For The Holidays**



You're most likely thinking about lights and decorations for the holiday season. For your safety and that of your neighbors, Mesa Village asks that you examine your electrical decorations for shorts in the wiring. Also, please remember to turn your holiday lights off before going to sleep or leaving your home and unplug them if you are going on an extended trip. The following are some safety tips for your holiday lights:

- ◆ Do not replace bulbs while the light set is plugged in.
- ◆ Do not use imitation trees having needles, leaves or branch coverings of metal or materials which look like metal.
- ◆ Do not mount or support strings in a manner that can cut or damage wire insulation.
- ◆ Keep young children away from the light set.
- ◆ Do not use a cracked, frayed, or damaged cord. Inspect the cord periodically.
- ◆ Do not yank or pull the cord to disconnect from the outlet.

Happy Holiday Season to all Mesa Village residents. To ensure a joyous and happy holiday season, please be safety conscious. Secure your home and cars when leaving your unit and remember tree lights are fire hazards.

## **Coyote Sightings**



Some of our residents have reported that they have seen coyotes roaming the Association grounds. Here are a few precautionary steps to take to protect yourself:

- ◆ NEVER feed coyotes
- ◆ Remove coyote food sources such as trash, fruit and pet food from the environment.
- ◆ Keep small pets inside from dusk to dawn or in safe enclosures.
- ◆ Never leave young children unattended in yards or parks.
- ◆ Harass coyotes with loud noises - clapping hands, yelling, throwing rocks at them and waving your arms to create fear.
- ◆ Call the local department of Fish and Game at 858-467-4201.

For more information please visit the Department of Fish and Game at [www.dfg.ca.gov](http://www.dfg.ca.gov)

## **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.

### **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](http://www.mvhoa.org)**

## **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
Chimney R US	\$149	\$149	(619)280-4700



### **Garbage/Recycle Bin Schedule Is Available**

**@ [www.mvhoa.org](http://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**

# 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? 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, 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, 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 5 Water Shut Offs



Diagram 2 Gas and Electric Meters



Diagram 3



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.



## Mesa Village HOA Holiday Office Hours

November	22 and 23	Closed
December	24 and 25	Closed
January	1st	Closed



# Holiday Decorations

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

# Tree Trimming

We are currently in the process of collecting bids to trim some of the larger pine trees in the complex. We are looking to begin this work sometime late January or early February.

# Safety First

It is recommended that all our 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.

# The Annual Meeting Results

Ballot Item	Yes	No
Randy Castellano	135	0
Karin Summerford	139	0
Jim Webster	145	0
Andrew Pappas	132	0
Dimitry Tsimberg	118	0
	0	0
FY2017 Annual Minutes	164	4
IRS REVENUE RULING 70-604	165	3

Description of Problem	Phone Number
Abandoned Vehicle	858-495-7856
Alarms/Car or Buildings	619-531-2000
<b>Curbside Refuge Pickup</b> <ul style="list-style-type: none"> <li>♦ Garbage Can Repairs/Replacement</li> <li>♦ Schedule Bulk Items to be Picked up</li> <li>♦ Customer Service</li> </ul>	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**

**R. (Bobby) Warcup**  
**Monitor Supervisor**

**Mesa Village HOA**  
**10540 Caminito Baywood**  
**San Diego, CA 92126**