



**Board Meeting
August 21, 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**



Mesa Village is continuing to move forward with a number of projects. One of the largest is the asphalt project. As you recall, a large portion of this project has already been completed, but it was paused until warmer weather arrived. In October we had the asphalt removed and replaced in seven courts.

Our next step is to do the asphalt repairs in the courts and streets. Once the repairs are complete we will apply seal on the asphalt throughout the complex. You may have recently noticed some markings in your courtyard. These marks indicate repairs that are scheduled to be done. We are anticipating that the asphalt work will resume sometime in the first week of September. Residents that are having asphalt work done in their court will be given notice before the work commences.

The progress on the painting project has been moving along steadily but slower than I would like. The maintenance crew has started the model 20-series units which have been taking longer to complete because there are more time consuming repairs with these units. We are currently in search of an additional maintenance worker to help speed up the painting process. We are currently doing repairs in court 51 and anticipating beginning to start the repairs on court 52 by the end of August. Pro Tech Painting has been awarded the contract to paint courts 48 through 50 which should start in the next two weeks.

The absence of rain these past two months has allowed the roofers to move forward and pick up the pace on the flat roof replacements. In the past two months, MRP Roofing has replaced 12 more of the remaining 20 flat rock roofs. This brings the total of remaining flat roof replacements at 8.

Because of the vegetation growth during summer, landscapers have found little time for anything more than everyday routine maintenance. However, they did manage to accomplish some major new jobs such as two gas line replacements, two sewer line repairs and some minor tasks, including; tree trimming and re-seeding some areas in the complex. Other than that, the landscapers are continuing their normal summer routines in maintaining the common grounds; mowing, weeding, and trimming.

The water expense has been the toughest of all budget items to keep down. The hot and dry weather this summer has made it difficult to conserve water. Last month our water bills totaled \$60,838. To help conserve water, we are asking for the residents' help. Please report to the office any broken sprinkler heads or improper watering you may find throughout the complex. We will make sure the repairs or any adjustments are done promptly.

As you may have heard, Mesa Village recently experienced a fire loss on one of the units inside our complex. The cause of the fire is still under investigation, but early indications are leading toward the cause being improper resident maintenance to the fireplace. The estimated cost to rebuild and refurbish the unit will be more than \$100,000, not including personal property. This could have been avoided if the chimney had been periodically cleaned and inspected by a professional chimney sweep company. How frequently should you get a chimney inspection depends on how often you use it. Residents that use their fireplaces often should have an annual inspection done.

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 wall texture, painting, 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 the exclusive area of the 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 happens to their units. 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, carry at least \$100,000 in personal liability. Another option and recommended would be to purchase a policy that would cover a special assessment. Special assessment insurance will cover and protect you if the Association decides to assess the homeowners because of catastrophic losses. It may be a good

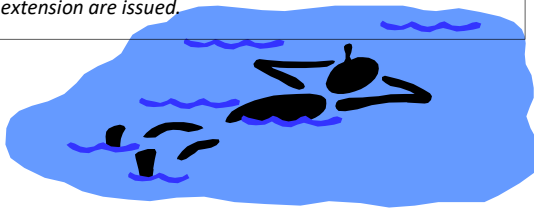


idea to have your own insurance for loss of use. Loss of use will pay the unit owners' living expenses while the unit is uninhabitable due to an insured loss. If a unit is rented, this coverage will be replaced with loss of rents coverage. To get a better idea on what coverage you need for your home, 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.

Too Many Pool Guest Blues!

Do you have family or friends coming over to join you at the pool? More than your usual two guests per unit? This is not a problem if you plan ahead. The Office can increase your guest count for up to 5 guests per unit for up to a week. If you are 18 or older with a valid pool card, then you can either call the office or send an email to mvhoa@mvhoa.org. Be sure to do this at least 2 working days before your guests arrive to ensure you are granted additional guests. Other wise your guests maybe left out in the heat!

Due to high demand, the Board and/or Management reserve the right to set limits to how many extension are issued.





R. (Bobby) Warcup
Monitor Supervisor

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



**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**

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

Mesa Village HOA
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