

Upcoming Board Meeting

November 19, 2019

December 17, 2019



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



I would first like to give my congratulations to the candidates who were elected to the board this year. I would especially like to express my deepest appreciation to Bob Pike, who has served the past two years. Also, I would like to welcome Dimitry Tsimberg who has replaced Bob Pike on the Board of Directors. I am positive the Board will continue to move forward and help

implement programs to further improve Mesa Village. After that has been said, let me now update you on some of the activities ongoing in Mesa Village.

My most asked question from the homeowners is on the solar project. As you recall, a vote was obtained from the members of the Association and the final say on the ballots that were received was an overwhelming approval to proceed with the solar project. As the Board requested, it was awarded to Tier Drop Solar. The solar project will take approximately two months to complete once permits are issued and construction is started. However, there are some delays from San Diego Gas and Electric toward issuing and approving work orders that are needed by Tier Drop Solar to complete a plan for the City before the permits can be considered for the approval. Tier Drop Solar had an engineer draw up the plans and will submit them to the City for the permits, once the work orders have been issued and approved. We are hoping to have the solar power up and working sometime in January. The cost of the project is \$425,000. The solar project will be completely funded from the sale of the rental unit the Association owned. Once the solar project has been installed and is operational, the payback time for the cost of the project will take approximately six and half years. It is estimated that the Association will save over two and a half million dollars during the duration of 30 -years.

GOOD NEWS! Mesa Village has completed the replacement of all the gravel flat roofs. I am now looking into a proposal from roofing companies to inspect and do maintenance repairs on the roof ridges to some of the units and also to paint the roof vents of all the units. I am hoping to gather all the proposals and have Board approval to start sometime after the new year.

The weather lately has been cooperative towards progress in the painting project. The maintenance crew has completed the repairs to court 57 and will move to court 58. Pro Tech Painting has been awarded and has completed the work to paint courts 54 through 56. We are looking to add another person to our maintenance staff to help speed up the repairs to the courts before painting. We are currently behind our projected our goal. Our plan is to have 15 courts painted by the end of FY2020.

Because of the vegetation growth during summer, landscapers have found little time for anything more than everyday routine maintenance. The landscape maintenance crew has been in the process of catching up with trimming and weeding. We are still mowing the lawns weekly which are taking about 2.5 days. The landscape crew has started preparing the grounds to install sod in some needed areas. Ed informed me that a total of 14,600 square feet of sod will be installed in the Caminito Chueco area. Also, recently California Tree has completed trimming the liquid ambers that ended up costing the Association a total of \$5,673.

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. However, we did manage to accomplish some savings in FY2019. We were \$64,570 less than last years annual water cost, a reduction of water by more than 22% from last year. The increase in rain, smart timers, and residents reporting broken sprinklers helped our goal to lower annual water usages.

I would like to remark on the great job the Board has done in building our reserve funds in the past 10 years. We went from \$615,540 on October, 2009, to the present in which Mesa Village now has a balance of \$2,466,908 in the reserves. Mesa Village is now over 90.5% funded. The reserves are now stronger than they have ever been in the past twenty years. Again, GOOD JOB Board members, and I am positive this Board will continue their winning efforts.

The Annual Meeting Results

Ballot Item	Yes	No
Joe Bulfer	115	0
Jaye Hanley	113	0
Robert Pike	92	0
Lou Fink	59	0
Dimitry Tsimberg	138	0
FY2017 Annual Minutes	167	4
IRS REVENUE RULING 70-604	175	1

Mesa Village HOA Holiday Office Hours

November	28 and 29	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.

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 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.

Chimney Sweeps



We have received many calls from residents inquiring about chimney sweep companies.

Company Name	Single Story	Two Stories	Number
Chimney R US	\$149	\$149	(619)280-4700

Description of Problem	Phone Number
Abandoned Vehicle	858-495-7856
Alarms/Car or Buildings	619-531-2000
Curbside Refuge Pickup ◆ 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

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