



**Board Meeting  
August 20, 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](http://www.mvhoa.org)      **Monitors 858-442-5431**



Mesa Village is currently working on a number of large projects. Here are some updates on a few of those products:

With the arrival of warmer weather, we were able to complete the final asphalt repairs before the seal is applied. In October we had the asphalt removed and replaced in seven courts. At the same time, we replaced the plastic water lines in six of the seven courts with copper lines to service each unit. We also followed up with the repairs to the remaining courts and streets and also applied seal on 61 of the 89 courts in the Association. The seal to the remaining 28 courts and streets was held off until summer when the warmer weather once again had arrived. Now that the weather has improved, the remaining repairs were completed in June and we are now scheduled to start applying seal on the remaining asphalt on August 7th. Residents will be given notice in advance of work that is scheduled around them.

As you recall, a vote was obtained from the members of the Association and the final say of the homeowners was an overwhelming approval of 91% 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, Tier Drop Solar had an engineer draw up the plans and has recently submitted them to the City for the permits. Tier Drop Solar estimates it will take approximately two more months to get the approval from City and issue the permits. We are hoping to have the solar power up and working by the end of this year. The cost of the project is \$425,000. The solar project will be completely funded from the sale of the rental unit the Association owns. It is estimated that the Association will save over two and a half million dollars during the duration of 30-years.

We received a number of homeowners calling the office wanting to know more about the Association's insurance. Mesa Village has recently switched its insurance coverage to Farmers Insurance. 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 happen to their unit. 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 special assessment coverage. Special assessment insurance will cover and protect you if the Association decides to assess the homeowners because of catastrophe losses. For owners who rent their unit, it may be a good idea to have your own insurance for loss of use. Loss of use will pay the unit owners living expense 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 of 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.

Furthermore, Farmers has asked me to put the word out to the residents on a couple of fire safety requirements. First, Farmers wanted me to inform the homeowners that a periodic inspection to your fireplace should be done. As you may have heard, Mesa Village last year experienced a fire loss on one of the units inside our complex. The cause of the fire was improper resident maintenance of 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 avoidable if the chimney was periodically cleaned and inspected by a 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. Second, Farmers wanted to remind the residents that fire alarms are required by law in accordance to California Building Code. Smoke alarms are required to be installed immediately outside of the bedrooms and in each sleeping room. If you have further question on this matter, please contact the Association office for more information.



# Mesa Village Website

Please check out our redesigned HOA website at [mvhoa.org](http://mvhoa.org). The site was upgraded by our very own Mesa Village homeowner and website designer, Lou Fink, who worked in partnership with our in-house IT Ed Woods. We have already received quite a bit of positive feedback since its quiet unveiling in February. If you have not already checked it, please do so. If you have ideas for improvement, please let us know by emailing Ed at [mvhoa@mvhoa.org](mailto:mvhoa@mvhoa.org). Thank you Lou and all other residents who volunteer their time and expertise to improve our wonderful Mesa Village community.

## Upcoming Tree Trimming

California Tree will be on the property starting in August to trim the liquid amber trees and a few others through out the Association.

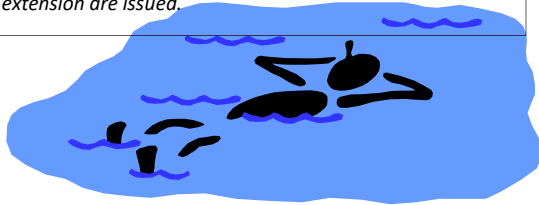
## FY2020 Budget

The FY2020 Budget was been approved at the July 16, 2019 general meeting. It will be mailed to the member in the next two weeks. There is no increase in the monthly assessments.

## 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](mailto: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 reserves the right to set limits to how many extension are issued.*



**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**

# 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



**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