



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**



As we roll into a new fiscal year, Mesa Village will be busy implementing some of the new major projects that were scheduled for FY2021. Here are some of the large projects the Board has scheduled this year:

My most asked question from the homeowners is on the solar project. Due to the restrictions put in place as a result of the current coronavirus situation, progress on the solar project has had some delays. The main reason was that the City office that issues the building permits had closed down, and once they reopened, they were back logged on granting permit approvals. Nevertheless, Tier Drop Solar, the company that was awarded the contract, has recently received most of the permit approvals and is moving forward on the solar project. The water solar panels on both clubhouses have been removed, new electric panel boxes have been installed, and both sides have been trenched for San Diego Gas & Electric to run new lines to the new service boxes. Also, Tier Drop Solar has prepared and installed the mounts for the solar panels. Tier Drop Solar is hoping to have all the roof solar panels installed by the end of November and start building the pergolas to add additional solar panels sometime in December. 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.

The good news is, earlier this year, Mesa Village completed the re-roofing project. Mesa Village started the roofing and siding project in 1998. That means Mesa Village will not have to start another major roof replacement project for another 15 years or more. However, I will be starting a pre-maintenance roof program. I will be gathering proposals from roofing companies to inspect and do maintenance repairs on the roof ridges that are needed on the units. At the same time they will seal and paint the roof vents to 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 the progress of the painting project. The maintenance crew has nearly completed the repairs to court 64 and will move to court 65. ProTech Painting was awarded and has completed the work to paint courts 60 through 62. Our plan is to have 15 courts painted by the end of FY2021.

The pool that is heated in FY2021 will be the Flores pool and we will be maintaining the temperature of the pool at 81 degrees. However, we will not turn on and switch the heating to the Flores pool until after we drain, refill and condition the Flores pool to bring down the T.D.S. levels in the pool. I plan to drain it sometime in early November. At the same time, I plan to have the mastic around the pool, spa, and wader pool replaced.

The landscape crew is continuing to mow weekly and is concentrating most of their time on trimming the fast-growing plants and weeding. Even so, the landscapers found some time to do a larger project. They have completed the process of installing sod around the Caminito Duro area. Also, we have completed the trimming of some of the larger trees throughout the Association. The work included 92 carrot wood trees, 92 plum trees, 36 ash trees, and 53 ficus trees which will cost approximately \$23,000.

Finally, I have noticed an increasing number of violations in regards to unapproved architectural changes and items that are not allowed in the carports in accordance with the CC&Rs and Rules and Regulations. All the guidelines are spelled out in these documents. The CC&Rs specify that you must submit and receive approval before installing any addition and/or modification to the exterior of your unit. This includes and does not justify or eliminate the fact that you need approval to install items that have been unnoticed and have been installed for a long period of time. The items are still subject to violations. All homeowners are encouraged, if they have this situation or have no record of an architectural approval, to contact the office to see if the appropriate paper work has been approved and filed. Also, if you have items in the carport not covered in the Rules and Regulations, even if they are there for a short period of time, they are still subject to violation.

BYLAW Meeting Results

Ballot Item	Yes	No
Approval Of 2020 Bylaws	264	22

After 8 months, the ballots for the Bylaw updates were counted at the October meeting. State law requires over 50% of homeowners to approve the revised bylaws. That would be 270 ballots for approval. The final count came in at 264 in favor, 6-short from passing. Even though 92% of homeowners who voted were in favor, the initiative failed and the HOA will continue to operate with Bylaws over 20 years old and not in compliance updated state law. The board thanks those homeowners who submitted ballots (54%). With the annual election upon us in December, we ask again, please return your ballots. We must receive a quorum, or the election process will be delayed.

Moving POD Permits

MOVING POD PERMIT POLICY AND GUIDELINES

- Moving Pod Permits are issued by the Mesa Village Office to residents 18 or older.
- Permits may be issued for a max of 3 consecutive days, and may not be renewed for the same pod.
- A unit may only have one active permit at any time.
- Permits are issued to unit and by Pod unique identifier if available.
- Any request for deviation must be approved by HOA Manager.



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	Call	Call	(619)280-4700

**Remodeling, Cleaning, Donation Pickup
Avoid A Violation By Contacting the Office First**

Avoid a violation by simply contacting the office at-least 24 working hours prior to putting anything not approved in your carport. Either email us at mvhoa@mvhoa.org or call the office at 858-566-0244. If you get our voice mail or you you are sending an email, please be sure to leave your name, address, the start date, end date and a description of what will be in your carport. The office can give up to two weeks depending on the items be placed in your carport.

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.

Mesa Village HOA Holiday Office Hours

November	26 and 27	Closed
December	24 and 25	Closed
January	1st	Closed

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