

Upcoming Board Meeting

May 18, 2021



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 hope everyone had a joyful Easter. I would like to give my congratulation to our new Board member, Lou Fink, who was selected by the Board to fill an empty position. Dimitry Tsimberg, who held a position on the Board, has sold his unit and relocated. I am positive that Lou Fink will contribute much and help implement programs to further improve Mesa Village. As we roll into a new year, Mesa Village will

be busy implementing major projects that were scheduled in the budget for this fiscal year.

The solar project is basically still at a standstill. Due to the coronavirus situation, the City issuing permit approvals has been back logged and the time it took them to respond to the contactor has been a nightmare. However, the contactor did say the City was starting to communicate with him and they were hoping to have all the permits issued and approved by the end of April. Nevertheless, Tier Drop Solar has received instructions from SDGE on the wiring to the system and plans to start the connections to the wiring to the panel boxes soon. Also, the pergolas' design plans were approved by the City and Tier Drop Solar has started fabricating the metal work to the pergolas. They will be installed in the back of each clubhouse to allow 165 additional solar panels to be installed. Once the solar project has been installed and is operational, the payback time for the cost of the project will be approximately six and half years and will save The Association over two and a half million dollars during the duration of 30-years.

During the past two years, we have been working on the model 20-series units which have been taking longer to complete because they have experienced more time-consuming repairs. The maintenance crew has completed the repairs to the model 20-series with the completion of court 69 and has jumped over to do the repairs in court 79 before painting. Pro Tech Painting has been awarded the work and will start painting courts 65 through 69 shortly. We planned to continue the movement of the painting with the courts on Caminito Manso after court 79 has been completed.

One of the largest and certainly the most-costly of these projects scheduled in 2021 will be the asphalt project. The Board's projected plan is to remove and replace the asphalt in eight courts this year. At the same time, the Board also plans to replace the plastic water lines with copper lines to the units. 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. The Board has put aside this fiscal year a total of \$190,000 in expenditures to do asphalt work and re-pipes replacement. It is my plan to start the replacement of the courts sometime late in May or early June.

I would now like to give notice to homeowners and residents on the growing concern of the upkeep and maintenance of your patios. As you know, the patio areas are the exclusive use of each unit resident. Therefore, as described in the CC&Rs, the homeowners have the responsibility to upkeep and maintain their own patio. Homeowners also have the responsibility to comply with the conditions, restrictions and rules that are described in the Association's documents. Not doing so may generate violations, fines, and possible charges to the homeowner for the cost of property damages that directly result from their noncompliance. One of the most common mistakes residents make is the upgrades and the maintenance to the landscaping in their patios. Often residents add planters or cement slabs that are up against the stucco walls above the weep line of the unit. This is not only a violation of the rules, but it can result in extensive water damage to your or your neighbor's unit. The rules read that the planter beds and/or slabs in the patio area must be a half inch below the weep line. Noncompliance of this rule could most likely make the homeowner liable for the repairs for any damaged walls, including the damage to the neighbor's interior wall.

Finally, please be aware that any unauthorized wire(s) wrapped around a unit in the common area that is not permitted and is a violation. During my recent walkthrough, I noticed an increasing number of units wrapping wires around their condos. If a homeowner plans to install a satellite dish, internet cable, telephone wires, or any other wires requiring service to their unit, you must acquire prior approval before installing. In most cases, wrapping wire around your unit will not be permitted and must immediately be directed vertically into your attic. However, in some circumstances, certain areas of some units don't have the attic space to run the wires and have no option but run a portion of the wire on the outside of the units. If you feel that this is the case or you need help determining how to run any wires for your service, please call the office. Make sure your installer knows the guidelines. Improper installation of your services can result in a violation and added cost to reinstall.

RULE CHANGE

From time to time, the Board reviews the Mesa Village Rules and Regulation in an effort to make sure that they are up to date with current laws and to make any additions or simple corrections to help clarify the rules. It is the Board's continued goal to provide the safest and most comfortable family style living experience for the homeowners, residents and their guests while continuing to maintain a balanced and aesthetically appealing environment for everyone. Please review the Proposed Rule Change below. If you have any comments or concerns please respond within the next 30 days by letter or email to the Board. You can send your comments to mvhoa@mvhoa.org or by US mail. The Association's mailing address is 10540 Caminito Baywood, San Diego, CA 92126. The Board will be looking to adopt the proposed rule change during the general Board meeting on June 15th, 2021 at 7PM at the Baywood recreation hall.

Sidewalks, Streets and Parking

Original Rule: Section VIII, Letter D.

"Parking in the common area, such as on private side streets, cul de sacs or any other spots designated for parking other than the carport, is limited to 72 consecutive hours, after which the vehicle must be moved to a new location a minimum of 100' away. "

Suggested Rule Change: Section VIII, Letter D

"Parking in the common area, such as on private side streets, cul de sacs or any other spots designated for parking other than the carport, is limited to 72 consecutive hours, after which the vehicle must be moved to a new location a minimum of 100' away. Upon written request, the association management has the authority to provide each household with written permission to park a vehicle beyond 72 consecutive hours to accommodate an occasional vacation or similar reasonable circumstances, not to exceed 28 days total in any 365-day period, with parking restricted to a stall at the end of any cul-de-sac except Baywood and Flores."

RESIDENTS MAKING CHANGES IN THE COMMON AREA

Changes made in the common area such as: landscape, plants, rock, ground cover, brick, fences and other décor, etc are not allowed without prior architectural approval.

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 RECEIVED 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.

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.



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.



**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**